

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS  
September 8, 2022

THE STATE OF TEXAS §  
COUNTY OF HAYS §  
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 §

The Board of Directors (the "Board of Directors" or "Board") of Hays County Water Control and Improvement District No. 1 (sometimes referred to herein as the "District") met in regular session, which included a monthly workshop session and regular meeting, all open to the public, at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, the District's office within the District, on September 8, 2022 at 4:00 p.m. The roll was called of the members of the Board to-wit:

Douglas L. Botts	President
Paul Kelly	Vice President
Daniel B. Robison	Secretary
Bill Dally	Treasurer/Asst. Secretary
Rick Lucas	Assistant Secretary

**WORKSHOP SESSION 4:00 P.M.:**

All members of the Board participated in the meeting and were present at the commencement of the workshop session. Also present at the workshop were Matt Kutac of the Law Offices of Matthew B. Kutac, PLLC, Kay Olsen, Jesse Black and Summer Smith of Inframark, LLC, the District's general management and operations contractor, Allen Douthitt of Bott & Douthitt, the District's bookkeeper, Lauren Barzilla of Burgess & Niple (formerly CMA Engineering, Inc.), the District's engineers, Chris Lane of Samco Capital, the District's financial advisor, Vicki Hahn, paralegal with Winstead PC and Jesse Trevino of Sunscape Landscaping, the District's landscapers. Walter Almon a member of the public attended the workshop.

The purpose of the Workshop Session was to review details pertaining to the consent items and agenda items on the posted Agenda for said meeting, hear updates on committee reports, review of the monthly General Manager's Report, which report includes operations updates and a summary of activities since the last regular Board meeting and recommended action items for the regular meeting, and review of the current Accounting Report. During the workshop session, no formal action was taken, but the following matters were discussed in detail:

Director Botts asked Ms. Hahn to explain the proposed changes to the organization of files in the Google Drive to the Board. Ms. Hahn explain how the Google Drive would be organized and the proposed folders. No action was taken by the Board.

1. Management and Operations Reports: Ms. Olsen presented Inframark's General Manager's Report ("GM Report"). Ms. Olsen updated the Board with respect to operational matters concerning the

District's wastewater treatment plant ("WWTP") and 210 Re-Use Irrigation System. A copy of the General Manager's Summary Report is attached as Exhibit "A".

With respect to the main irrigation line repair at Belterra Drive and Aspen Drive, Ms. Olsen noted that she has it on the list to check with the C&D Manager regarding warranting the Inframark repairs but she hasn't had time to do it yet. Ms. Olsen will keep this item on her list until the issue is resolved.

Ms. Olsen noted that she spoke to Mark Steelman and Mark Yentzen about the drip fields and the Board's opinion that Inframark should pay for the repairs due to the Board's belief that Inframark's operations resulted in the failure of the equipment. Ms. Olsen is hoping to have an answer from them shortly but she noted that in her experience, Inframark has no problem covering repair costs if they caused the issue. Director Botts asked Ms. Olsen to convey to Inframark that the Board feels the drip fields are a significant part of the District's wastewater permit and Inframark is hired to maintain and comply with the permit. Mr. Kutac suggested that he send a letter to Inframark formalizing the Board's position. Ms. Olsen noted that she is happy to convey the message to Inframark. Director Botts stated that he would like an answer from Mr. Steelman and Mr. Yentzen within the next two weeks. He instructed Ms. Olsen to discuss Mr. Steelman and Mr. Yentzen's answer with Matt Kutac. Mr. Kutac then stated that the Board has stated its position on the drip fields in the last two meetings so he feels a letter to Inframark is in order. Director Botts requested that Mr. Kutac give Ms. Olsen and Mr. Black two weeks to get the feedback from Inframark and if he doesn't hear anything, then he can move forward with a letter to Inframark stating the Board's position on the drip field repairs and costs.

With respect to Pond 9A (sometimes referred to as the "CC Carlton pond"), the Board asked if the pond needs re-vegetation. Ms. Barzilla responded that it should be re-vegetated. The Board inquired if there should be a silt screen around the pond. Ms. Barzilla noted that if there isn't a silt screen, then it may not have been designed with one. However, she noted she is not able to speak definitively on the subject because the predecessor firm of Burgess & Niple, CMA Engineering, was prohibited from working on the pond's redesign due to litigation considerations. Mr. Black stated that he can look at getting silt screens. Director Botts asked that Inframark do an assessment. However, he also noted that they shouldn't speak with Burgess & Niple about it because they were prohibited from working on the pond.

Director Dally mentioned to Ms. Olsen that the Notice for this Meeting was not posted at one of the mail kiosks and asked her to show Ms. Smith where they should be posted for the next meeting.

The Board discussed the Lift Stations and their locations and noted that LS 1 is located by the school, LS 2 is located near Holly Court and Lift Station 3 is located near The Views.

With respect to paving between Trinity Hills and Highway 290, it appears that there is leftover asphalt that needs to be removed. Ms. Barzilla mentioned that Hays County still needs to re-stripe the road and maybe they are waiting to pick up the extra asphalt then.

Director Kelly inquired as to why the District overseeded the drip fields in the past but doesn't believe it is needed now. Mr. Black consulted with Mr. Trevino. Mr. Trevino believes that it is not needed because the rye will come back as soon as there is a downfall of water, not water coming from the ground. Ms. Olsen believes that Ms. Hester was confused and thought that it was a TCEQ requirement to re-seed the drip fields every year but it is not a TCEQ requirement. Ms. Trevino then noted that they are happy to re-seed the drip fields, if the Board would like to, but there is a charge because it is outside the contract. Mr. Kutac stated that he reads the contract as including the re-seeding.

The Board discussed the watering restrictions, how the restrictions sync up with the WTCPUA ("PUA") restrictions and the signs in the District informing the residents of the watering restrictions. Mr. Kutac noted that the District has synced the District's drought policy with the PUA's policy. However, the Board previously voted that the District will implement Stage 2 restrictions automatically from May 1<sup>st</sup> to



September 30<sup>th</sup> of every year even if the PUA's watering restrictions are at a lower level. Director Botts wants to ensure that the residents in the District are aware that the District follows the PUA's watering restrictions, but they are not required to follow the PUA's watering restrictions because the District is a water provider and is responsible for setting its own watering restrictions. The Board would like the Customer Care Committee to discuss the watering restriction signs and come up with a plan to make them more consistent and easier to understand. The Board also requested that Inframark replace the Stage 3 signs with Stage 2 signs.

Director Kelly wanted to thank Sunscape for adding river rock, at their own cost, to the Wellington trail ditch so that it was not so uneven.

2. Financial Report: The Board called on Allen Douthitt of Bott & Douthitt to present the Accounting Report dated September 8, 2022. The following is a summary based on his report.

a) Action items for the Board:

- Approval of director and vendor payments.
- Approval of fund transfers:
  - From BancorpSouth Operating Account to BancorpSouth Manager's Account: \$14,800.00
  - From TexPool Operating Account to TexPool SPA Account: \$6,153.32
  - From TexPool Tax Account to TexPool Operating Account: \$13,401.65
- Financial Highlights:
  - The month of July 2022 came in ahead of plan by \$40,000. Favorable revenues made up \$50,000, unfavorable expenditures made up \$10,000
  - Year-to-date the District is ahead of plan by \$769,000.
  - July 2022 charges to the Joint Maintenance CAP came in at \$1,000. Year-to-date actual charges are \$7,000 more than the monthly billings to date.
  - July 2022 charges to the General Maintenance CAP came in at \$1,000. Year-to-date actual charges are \$108,000 less than the monthly billings to date.
  - Fiscal year 2022 tax collection rate of 99.70%.

Mr. Douthitt noted during his report that the amendment with Inframark is still pending. It is causing issues because Inframark is still billing at the 2021 rate. Mr. Kutac suggested that the District offset that amount and noted that the District has that right or the District could just show a credit when it pays Inframark's invoice. Mr. Douthitt states that it might be easier to do at the fiscal year end. The Board questioned whether Inframark could claim that the District is breaching the agreement if the District does not pay the full amount of the invoice. Mr. Kutac stated that Inframark may be able to make such an argument, but that the District would have its own arguments as to breach. Ms. Olsen noted that she had a conversation with Mr. Burrer and Mr. Burrer told her that they need a lawyer who just handles district work for the MUDs.

Mr. Douthitt then reviewed a handout showing the Capital Analysis for the District.

3. Committee Reports, Recommendations and Assignments:

- a) Facilities Committee: No updates.
- b) Infrastructure Committee: No updates.
- c) Customer Care Committee: No updates.
- d) Parks Committee: No updates.

4. Landscape Report: Jesse Trevino with Sunscape reported:

- a) The full-service turf maintenance of the high visibility areas was performed five times in the month of August;
- b) Full-service bed detail was performed on August 12<sup>th</sup> and August 26<sup>th</sup>
- c) Monthly mowing in the Red Areas was completed on August 18<sup>th</sup>;
- d) Quarter mowing in the Wildflower area is not due;
- e) There were no work orders for August;
- f) The Discharge Drip Fields were not mowed in August because it was not needed; and
- g) Trail maintenance/Raking, Filing Ruts, Spraying Weeds was completed on August 31<sup>st</sup>.

During the landscaping report, Mr. Trevino noted that Sunscape re-surfaced some of the trail areas and added fresh granite to the Belterra Centre, Wellington and Dorset trails. Mr. Trevino also noted that there is one trail off of Aspen hills that appears to have a big crevasse opening up. He is going to look at that area and follow-up with the Board next month.

The Board discussed developer signage and noted that the signs can be removed now that the developments are complete.

Director Dally stated that the Joint Infrastructure Committee met with Bryan Codienne, the Kubota representative at the plant. Mr. Codienne spent an hour out there looking at everything. Director Dally and Director Robison feel that he explained to them, in layman's terms, how everything worked and noted that he saw no red flags with respect to the WWTP. Ms. Olsen then informed the Board that Bryan makes regular trips to the WWTP and told her that Inframark has been doing a good job at the WWTP. She also noted that Inframark will consult with Kubota to make sure that the membranes are handled correctly.

Director Botts inquired as to why no one from Inframark was at the Belterra Centre on Wednesday. Ms. Olsen noted that Wednesday's are Ms. Jackson's work from home days and that, in the future, she would ensure that there is always an Inframark employee at the Belterra Centre during cut-off times.

**REGULAR MEETING - 5:00 P.M.:**

The Board convened the regular meeting at 5:00 PM. All members of the Board present remained for the regular meeting, and all consultants present for the workshop remained present for the meeting. Mr. Cory Schultheis, a member of the public attended the regular meeting. All directors present when votes were taken voted on all matters unless an abstention is set out in any such item.

5. Public Comment: Matt Kutac reviewed the following rules for public comment; (i) comments are limited to 3 minutes per person; and (ii) the Board cannot dialog or take any actions during



public comment and is limited to statements of fact, recitation of current policy, clarifying questions and requesting that items be added to a future Agenda. Mr. Kutac called for public comment.

Mr. Schultheis introduced himself as a new resident in Belterra. He stated that his family will be receiving large boxes of the family's belongings after their move. The boxes are approximately 8'x 5' x 7' high and he requested permission to put them in the street when they are delivered. When he asked initially, he was told to call 311 but he doesn't think that is correct. The Board agreed and recommended that Mr. Schultheis either put them in his driveway or ask Hays County Road division for permission because the County has authority over the roads in the District. The Board asked that Ms. Olsen give Mr. Schultheis the number to call.

Mr. Kutac called for additional public comment. Hearing no additional public comment, the Board proceeded to the next item on the Agenda.

6. Public Hearing on 2022 Tax Rate: Upon motion by Director Botts, seconded by Director Dally and unanimously carried, the Board opened the Public Hearing on the 2022 Tax Rate. The Board asked for public comment on the proposed tax rate. Hearing none, upon motion by Director Botts, seconded by Director Dally and unanimously carried, the Board closed the Public Hearing on the 2022 Tax Rate.

7. Consent Items:

a) Minutes: Ms. Hahn noted that she did not include the correct date of the Minutes, to be reviewed, in the Agenda so the August 18, 2022 Meeting Minutes will need to be reviewed at next month's Board Meeting; and

b) Accounting Report: The September 8, 2022 Accounting Report and related disbursements, including the Monthly Financials, Cash Activity Report, Cash/Investment Activity Report, Monthly Tax Collection Report, Budget Comparison, Check Register and wires, Bond Reporting and Budgets and other financial reporting.

Upon a motion by Director Dally, seconded by Director Lucas, the Accounting Report and related disbursements, were approved.

8. Reports: No additional reports were given.

9. Engineering and Development Items: Lauren Barzilla of Burgess & Niple presented the **General Engineering Report** as follows:

I. Potential action items for the meeting:

- a) Approval of Tax Order 69 – Amendment 1 Site Plan Approval for Pad ZZ for \$15,000.
- b) Approval of Task Order 72 – Amending the 210 Beneficial Reuse - \$5,000.
- c) Approval of Task Order 73 – Trinity Hills Pond Well permit Renewal for \$10,000.

II. Commercial Tract Development:

- a) The grease trap plans that have been approved to date are: Sky Cinema, Stiles Switch BBQ, Pieous Pizza, Torchy's Tacos, Jersey Mike's, Dunkin Donuts, The League/Fork & Spoon, Simply Pho, Backspin, and Hotel;
- b) The site plans that have been approved to date are Hat Creek, Chase Bank, Chick-fil-A, Building Y, IHOP, Belterra Multifamily, Pad S, Hotel, Pad X2, Lot 3G-1 Site Plan, Pad T and Pad ZZ;

- c) Plans currently under review - none
- d) Grease traps currently under review - none; and
- e) Water LUE determination review – none.

III. **Commercial Water Usage Tracking:** The Commercial Water Usage Summary is attached to the engineering report in the Board Packet.

IV. **Lot 3G-1: Construction Updates:**

- a) Public water has not been completed, wastewater connection has not been completed, public utility construction has been slow due to unexpected field conditions – no change.

V. **Pad ZZ: Construction Updates:**

- a) Private water line installation has started, and storm sewer installation has started – no update.
- b) Recommend approval of Task Order 69 – Amendment 1 Site Plan Approval Pad ZZ.

VI. **Pad T: Construction Updates:**

- a) The only remaining items for public improvements are spraying Sewpercoat on the inside of the wastewater manhole and testing the waterline. The contract is currently working on the building.

VII. **Crampton Cove Pavement Repair:**

- a) The geotechnical engineer presented their report. It is on the Google Drive.
- b) Burgess & Niple are working on finishing the construction documents and plan to recommend award of the contract at the October Board Meeting.

VIII. **Discussions on Treated Effluent Fire Hydrant:**

- a) Waiting for direction from the Board regarding construction and placement of the fire hydrants.
- b) The 210 Beneficial Reuse Permit will have to be amended.
- c) Approval of Tax Order 72 – Amending the 210 Beneficial Reuse permit to add fire protection.

IX. **Trinity Hills Pond Well Permit:**

- a) Discuss updates on well information
- b) Approval of Task Order 73 – Trinity Hills Pond Well Permit Renewal.

X. **District Water Tracking:**

- a) Approximate Max Daily Usage for July2022 = Discrepancy in last month's data, will update as soon as possible.
- b) Maximum allowed = 1,221,120 gpd.

Ms. Barzilla then moved on to the **WWTP and 210 Reuse Irrigation Engineering Report** as follows:

I. **Potential action items for the meeting:** None

II. **100 Acre 210 Warranty Items:**

- a) Update on progress.
- b) Sunscape offered to revisit the proposal price now that their peak season is coming to an end.

III. Wastewater Summary:

- a) Average Daily Wastewater Usage (July 2022) = 346,000 gpd
- b) 75% of Permitted Capacity= 375,000 gpd
- c) Number of consecutive months over 75% - 0
- d) 90% of Permitted Capacity= 450,000 gpd
- e) Number of consecutive months over 90% - 0

The board discussed that a HaysTrinity Groundwater Conservation District hydrogeologist has requested to take samples at the well to measure the age of the water. The Board discussed this subject in depth.

Director Botts inquired as to how many gallons per minute the well pumps. Ms. Barzilla stated that the District is authorized to pump 25,000 gallons per day. She does not know how many gallons per minute that is in relation to the pump and pipe diameter. Mr. Kutac stated that the permitted amount of water per day was reduced in the past.

Mr. Kutac gave an update with respect to his attempts to reach Brightview to remove the erosion controls and temporary irrigation from the 100-acre 210 irrigation areas. Mr. Kutac stated that he has sent a letter to the Surety. He then noted that, if this matter is not resolved by next month's Board Meeting, the Districts should consider the Sunscape proposal.

Ms. Barzilla noted that the issue regarding the DO meters communicating with the SCADA system has been resolved.

It was then noted that the temporary fix on Crampton Cove appears to be sinking. Ms. Barzilla assured the Board that the permanent fix will correct that issue.

Action Items for Engineering:

- a) Upon motion by Director Lucas, seconded by Director Robison and unanimously carried, the Board approved Task Order No. 69, Amendment No. 1 Site Plan Approval for \$15,000.
- b) With respect to amending Task Order No. 72, this has to do with amending the permit to allow the use of treated effluent to be used for outdoor fire suppression. No action was taken with respect to Task Order No. 72. It will be discussed at a future Board Meeting.
- c) Upon motion by Director Kelly seconded by Director Botts and unanimously carried, the Board approved Task Order No. 73 for the Trinity Hills Pond Well Permit Renewal for \$10,000.
- d) With respect to the Hays/Trinity hydrogeologist's request to take water samples at the well, upon motion by Director Botts, seconded by Director Lucas and unanimously carried, the Board authorized the hydrogeologist's request to take and evaluate water samples on the following conditions; (i) no persons other than the hydrogeologist be permitted to attend; (ii) be accompanied by the District's Engineer and Infrastructure Committee; (iii) copy of the report of his findings be provided to the District's Board and (iv) the water samples be used only for the purposes as stated to the District's engineer.



Upon motion by Director Dally, seconded by Director Kelly and unanimously carried, the Board accepted the Engineering Report.

9. Financial Items:

- a) The Board reviewed the proposed operating budget and the Resolution Approving the Operating Budget for the fiscal year ending September 30, 2023. Upon motion by Director Dally, seconded by Director Lucas and unanimously carried, the Board approved the Resolution Approving the Operating Budget for FYE 2023.
- b) The Board reviewed the proposed debt service budget and the Resolution Approving the Debt Service Budget for the fiscal year ending September 30, 2023. Upon motion by Director Lucas, seconded by Director Robison and unanimously carried, the Board approved the Resolution Approving the Operating Budget for FYE 2023.
- c) The Board reviewed the proposed Operations and Maintenance tax rate of 0.2962 and the Debt Service tax rate of 0.4738 with a total tax rate of 0.7700, as proposed by the Finance Committee. After discussion, upon motion by Director Dally, seconded by Director Lucas and unanimously carried, the Board approved the Order Setting Tax Rates for 2022, authorized filing and posting of same.
- d) The Board reviewed the Arbitrage Rebate Calculations dated August 19, 2022 for the Series 2015 and Series 2020 Unlimited Tax Refunding Bonds. Mr. Kutac gave a short explanation regarding the purpose of these reports. Upon motion by Director Dally, seconded by Director Lucas and unanimously carried, the Board acknowledged receipt of both reports.
- e) Director Lucas recommended that the accounting fees for Bott & Douthitt be increased from \$3,500 per month to \$3,750 for the District work and the joint account work be increased from \$2,000 to \$2,150. Upon motion by Director Lucas, seconded by Director Kelly and unanimously carried, the Board approved the increases.

The Board also wanted to remind everyone that the Homestead Tax Exemption rate was increased from 7% to 10% and the Over 65 and Disabled Tax Exemption was increased from \$20,000 to \$30,000.

11. Management and Operations Items:

- a) There are no updates at the moment with respect to purchasing a portable generator for the Lift Stations.
- b) No update was given;
- c) No update was given.
- d) No update was given.
- e) Water quality pond maintenance and scheduling was discussed earlier in the meeting.



f) The Board discussed that the customer bills did not reflect the base fee that was updated in a Rate Order which was adopted in 2020 until June of 2022. Mr. Kutac explained that it appeared that the Rate Order adopted in 2020 was not provided to Inframark's billing department, perhaps due to administrative difficulties encountered during the pandemic. However, the Board adopted a modification to the Rate Order earlier this year, it was forwarded to Inframark's billing department, and the adjustment was made this summer. It was also noted that the customer bills also do not break out base fee by service category. Mr. Kutac and Mr. Douthitt noted that if you charge for certain services were to be broken out in billing, then the District would have to collect sales tax on such services under state regulations. Mr. Douthitt also reminded the Board that the District is exempt from paying sales taxes, but the residents/customers are not. Director Kelly would like an announcement made on the District's website to identify all services that are included in the base fee.

Standing Items:

g) No action by the Board;

h) No requests for use of the Belterra Centre were presented;

i) No action by the Board;

j) No action by the Board;

k) No action by the Board;

l) Action Items:

(i) The Board discussed Sunscape Landscaping's Proposal No. 23962 of repairs needed resulting from the August 2022 irrigation inspection. The Board noted that they did not know where the zones in the District are located. It was mentioned that the Board was given a master list. Ms. Olsen stated that the repairs are not in the 100-acre 210 irrigation area. Upon motion by Director Robison, seconded by Director Dally and unanimously carried, the Board approved Sunscape's proposal for \$8,084.86.

(ii) Upon motion by Director Robison, seconded by Director Dally and unanimously carried, the Board approved Sunscape's Proposal for \$3,370.36 for irrigation repairs in the District.

(iii) Upon motion by Director Robison, seconded by Director Dally and unanimously carried, the Board approved Precision Pumps proposal for \$6,752.00 for a new WWTP mixer.

(iii) Upon motion by Director Robison, seconded by Director Botts and unanimously carried, the Board approved Hamilton Electric Works' proposal for \$3,124.88 for a repair to Lift Station 3 pump repair.

m) With regard to the General Manager's Report, upon motion by Director Lucas, seconded by Director Botts, the Board approved the General Manager's Report.

12. Rules, Policies, Agreements and Compliance Requirements:

(a) A revised amendment was sent back to Inframark for their review. Inframark is still working on reviewing the amendment.

(b) It was noted that a committee meeting is scheduled on Friday to meet with the potential vendors. This is a fact-finding mission and no negotiations will take place. After the meeting, the committee will come back to the Board with recommendations.

13. Water Supply Agreements: There is nothing of note other than the PUA has again changed their water drought contingency plan and the District would need to review potential adjustments.

14. District Calendar and Schedule: Director Dally mentioned that upcoming November 8, 2022 Election and schedule. The Board's next meeting will be October 13, 2022.

15. Executive Session: No Executive Session was required on any other items other than those discussed above.

16. Adjournment: There being no further business to conduct, upon motion by Director Lucas, seconded by Director Botts and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED on the 13<sup>th</sup> day of October 2022.



  
Daniel B. Robison, Secretary



## EXHIBIT A



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### REVISED Memorandum for: Hays WCID No. 1 Board of Directors

From: Kay Olsen

Date: 9/8/22

### Subject: Board Workshop – Management and Operations Report since 8/11/22

#### I. Zach Johnson's Eagle Project (update) –

- A. Zach provided proof of corrected signs but Kay notified him online access was denied

#### II. Wastewater Treatment Plant

- A. All wastewater treatment samples in compliance with permit for August. Total flows of 11M gallons; daily average flows of 356,000 gpd at 71% capacity.
- B. DO Meters (update) – meters fully functional; Trac-N-Trol repaired one small display issue
- C. Kubota membranes (update) –
  - 1. Zach Willeford had informed the Board there is no room to store them inside; currently under a tarp; Inframark will move to new shelter now being developed by Engineer
  - 2. Inframark gathering quotes for PM to be undertaken in consult with Kubota Rep (PM cannot be done by Inframark)
- D. Spare Mixer (new) – Precision Pumps \$6,752 replacement quote attached per Infrastructure Committee; cost to repair was \$8,199

#### III. Distribution System and Billing

- A. Water Accountability and Purchased Daily Water for July – Inframark troubleshooting the interconnect meter to account for PUA pressure zone changes and subsequently unbalanced flow between 2 Districts
- B. 35 Delinquent Letters mailed; 19 Tags hung; 8 Disconnects

#### IV. Collection System

- A. LS3 pump repair (new) – pump beginning to fail; Hamilton \$3,124.88 quote attached per Infrastructure Committee

#### V. Reuse and Drip System

- A. Tank levels in feet:
  - 8/1/22 – 11.80
  - 8/15/22 – 6.20
  - 8/31/22 – 12.80
- B. Total 210 flows for August = 10.38M gallons
- C. Sunscape August Irrigation Reports attached
- D. Sun 6/19 main irrigation line repair at Belterra Drive and Aspen Drive (update) –
  - 1. Kay checking with C&D Manager re warrantied Inframark repairs, per Matt
- E. Drip field repairs (update) –
  - 1. Drip skid is proprietary JNM build; Proscape is their approved sub and were on site 8/26 to develop quote
  - 2. C&D quoting cost of repairs for discussion with Inframark SLT, not for District budgeting
- F. Drip field winter rye overseeding (new) – not needed per Jesse Black and Trevino; fields are currently brown because they need rain (not irrigated water) to green up; both men confident the winter vegetation will resprout enough to meet TCEQ requirements
- G. Reclaimed Water Signs (update) – placed around District in high visibility areas

**VI. Drainage/Ponds**

- A. Pond 9A at 1100 Belterra Drive – see attached before and after pics of rehab
- B. Sunscape irrigation repair quotes (new) – see attached per Infrastructure Committee

**VII. Parks & Trails / Committee**

- A. Sunscape
  - 1. August Landscaping Report attached
  - 2. Wellington trail ditch was filled back in with river rock at NO CHARGE by Sunscape
  - 3. Some trails were re-graded after recent storm but overall held up well

**VIII. Other**

- A. Hays County paving on Belterra between Trinity Hills and Hwy 290 (update) – complete
- B. Welcome Centre light pedestal masonry – Terrain finishing repairs; Freedom cleaning up construction debris
- C. Emergency contact numbers requested by Board Member (reminder):
  - a. Mobility Dispatch (281) 398-8211
  - b. Kay (737) 280-5553
  - c. Jesse (512) 461-5007
  - d. Missy (512) 844-1038
  - e. Sin Jon, Sunscape Irrigation Manager (512) 701-5145



## **Subject: Regular Board Meeting**

### **Management and Operations, Actionable Items:**

- 11a & b) Portable generator and fuel tanks – Inframark evaluating:
- Replacing old WWTP diesel generator with a propane generator
  - Converting old diesel generator into a portable propane unit
- 11c) Security services – Joint Customer Care Committee meeting scheduled for 9/23
- 11d) Sunscape contract – no update or action requested
- 11e) Water Quality Pond maintenance – no update or action requested
- 11f) Customer Billing of basic monthly usage charge

### **Management and Operations, Standing Items:**

- 11g) Customer requests and billing – no update or action requested
- 11h) Facility Usage requests – no update or action requested
- 11i) District Rules Violations – no update or action requested
- 11j) District Service Agreements – no update or action requested
- 11k) Customer communications –
- WTCPUA changed to Stage 1 on 9/1
  - Notices distributed via Facebook, .org website, eBlast, and HOA
  - Dedicated Tech placing lawn signs for "Stage 2"
- 11l) Maintenance & Repair expenditures –

### **Current Items Requiring Board Approval:**

Vendor	Amount	Budgeted	Description	Work Order #
Precision Pumps	\$6,752.00	\$80K under Maintenance Cap for General and Unanticipated WWTS Repairs	spare WWTP mixer	
Hamilton	\$3,124.88	\$25K under Maintenance Cap for General and Unanticipated LS Repairs	LS3 pump repair	
Sunscape	\$3,370.36	\$15K under Maintenance Cap for General and Unanticipated irrigation Repairs	Irrigation repairs in Hays 1	
Sunscape	\$8,084.86	\$15K under Maintenance Cap for General and Unanticipated irrigation Repairs	Irrigation repairs in Hays 2	

### **Rules, Policies, Agreements and Compliance Requirements:**

- 12a) Inframark Service Agreement Amendments
- Dedicated Tech transitioning from Zach Rodriguez to Summer Smith; calendar of duties attached
  - Inframark reviewing redline of Hays 1 Amendment with 4 revisions (removing irrigation services, adding social media services, updating personnel chart, and removing Maintenance Cap) and pricing adjustments for Hays 1J and Hays 2; Approved Hays 1 verbiage can then be quickly pasted into Hays 1J and Hays 2 Amendments
  - Inframark suggests quickly executing an Amendment to just remove Maintenance Caps and reduce irrigation scope so accounting adjustments can be made while pricing negotiations continue on the above remaining items.