

HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Hays County Water Control and Improvement District No. 1 will hold a 4:00 p.m. workshop and 5:00 p.m. regular Board meeting on Thursday, January 9, 2020, at Belterra Centre, 151 Trinity Hills Drive, Austin Texas, for the following purposes:

Board Workshop Session Agenda (4:00 PM)

The Board will conduct a workshop session to review and discuss the following reports. No action will be taken during the Workshop Session, which shall be open to the public at all times and adjourned at or before 5:00 PM.

1. Management and Operations Report.
2. Joint Facilities Report.
3. General Engineering Report.
4. Financial Report.
5. Landscaping Report.
6. Committee Reports, Recommendations and Assignments.

Regular Board Meeting Agenda (5:00 PM)

1. Public Comment. Each person wishing to address the Board will have three (3) minutes to provide public comments, and is required to submit a completed public comment form, which will be made available at the meeting location. The Board will not take action during the public comment period. Board member responses are limited to statements of specific factual information, recitation of existing policy, clarification questions, acknowledgment of comments, and requests to place the matter on a future agenda for consideration.
2. Consent Items. The following items considered to be self-explanatory and may be approved by a single motion. There will be no separate discussion of these items unless a Board member requests that an item be removed and considered separately.
 - (a) Approval of the following sets of minutes:
 - Minutes of December 12, 2019 Regular Meeting.
 - (b) Approval of Financial Report and related disbursements, including without limitation:
 - Monthly Financials, Investment Report Activity and Quarterly Investment Report;
 - Monthly Tax Collection Report;
 - Joint Facilities Billing Report;
 - Check Register and wires;
 - Bond Reporting (including payments and reports on surplus funds); and
 - Budgets and other financial reporting.
3. Reports. If necessary, review and discussion of reports not completed during Board Workshop Session.
4. Engineering and Development Items: Consideration and possible action with respect to the following items:
 - (a) Requests and updates from developers within the District.
 - (b) Request for approval of replat of the Resubdivision No. 3 of North Belterra Commercial Subdivision, Block "A", Lot 1B-2.
 - (c) Recommendations related to improvement, repair, maintenance, use and acceptance of District systems, facilities and property, and such other engineering matters as are recommended for action.
 - (d) Acceptance of general engineering report and joint facilities engineering report.
5. Financial Items. Consideration and possible action with respect to the following items:
 - (a) Order Authorizing Application for Approval of Project and Ninth Bond Issue by the Texas Commission on Environmental Quality ("TCEQ") and Requesting Waivers related to anticipated issuance of Series 2020 Unlimited Tax Utility Bonds ("Series 2020 Bonds").
 - (b) Authorize consultants to begin preparation of the Preliminary Official Statement in conjunction with the Series 2020 Bonds.
 - (c) Report on status of ongoing audit for fiscal year ended September 30, 2019.
 - (d) Approval of new accounts, new signature cards and other administrative bookkeeping items.
6. Management and Operations Items. Consideration and possible action with respect to the following items:

Standing items:

- (a) Customer requests, billing matters and adjustments, and proposed write-offs.
 - (b) Requests for use of Belterra Centre, other District buildings or park facilities.
 - (c) Reported violations of District rules and regulations, requested hearings on reported violations, and proposed enforcement actions.
 - (d) Recommendations related to non-compliance with customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
 - (e) Coordination of customer communications, including social media posts, customer newsletters and special notices.
 - (f) Authorization of recommended expenditures and actions related to improvement, repair, maintenance, operation and use of District facilities, and such routine management and operational matters as are recommended for action.
 - (g) Acceptance of general management and operations reports.
7. Rules, Policies and Agreements. Consideration and possible action with respect to the following items:
- (a) Proposed consulting agreement with Touchstone District Services regarding communication consulting services.
 - (b) Proposed order adopting policy regarding dog parks.
 - (c) Letter from West Travis County Public Utility Agency regarding audit of District's wholesale water services agreement.
 - (d) Proposed allocation of water service capacity under assignment of commercial water and wastewater services agreement in favor of Belterra Hospitality, LLC (Hampton Inn).
 - (e) Review of existing reimbursement agreements between the District and developers within the District and timing and methods of reimbursement.
8. Water Supply Agreements. Consideration and possible action with respect to existing agreements for water supply with the Lower Colorado River Authority and water service through the West Travis County Public Utility Agency, water use under such agreements, water rates and fees charged to the District under such agreements, and other matters related to District water supply and conservation.
9. Elections. Consideration and possible action with respect to an Order Calling Directors Election for May 2, 2020 and authorize entering into necessary agreements with Hays County and other entities as may be participating in the May 2nd joint elections to be coordinated by Hays County;
10. District Calendar and Schedule. Confirm dates for upcoming regular and special meetings, confirm dates for proposed committee meetings, discussion of upcoming events significant to District and/or Belterra community, and discussion of conferences, meetings and educational opportunities Directors desire to attend.
11. Executive Session. The Board may recess into Executive Session at any time to consult with its attorneys regarding any posted matter for which the Board may seek the advice of its attorneys under Government Code 551.071 (including without limitation contemplated or potential litigation matters, and other legal matters related to agenda items) or for any action on the agenda for which a closed session is permitted by law, and will reconvene in open session for any appropriate action on any matter considered in Executive Session.
12. If necessary, reconvene in Open Session and take any necessary action with regard to matters discussed in Executive Session;
13. Adjournment of Regular Board Meeting.

Note on Executive Session: The Board of Directors will go into Executive Session, if necessary and appropriate, pursuant to the applicable section of subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

Note on Public Comment: Any Person wishing to address the Board **generally** will be permitted to present comments at the time the presiding officer calls for public comments in accordance with the meeting notice. Any Person wishing to address the Board with respect to a **specific agenda item** will be permitted to present comments before or during the Board's consideration of the agenda item.

EXECUTED this the 2nd day of January, 2020.



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Douglas L. Botts, President