

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 Section 551 of the Texas Government Code, and the March 16, 2020 action of the Office of the Attorney General suspending certain requirements of Section 551, that the Board of Directors of Hays County Water Control and Improvement District No 1 will conduct a Workshop meeting at 4:00 p.m., followed by a Regular Board meeting at 5:00 p.m. by Zoom audio/video conference on Thursday, January 14, 2021 for the purposes stated herein.

In an effort to mitigate the spread of COVID-19 and pursuant to the Proclamation dated March 13, 2020 by Governor Greg Abbott (declaring Texas to be in a State of Disaster), as subsequently extended, and associated Press Release dated March 16, 2020 from the Texas Attorney General's office (suspending certain requirements of the Texas Open Meetings Act), the District will be conducting these meetings by Zoom video conference, and members of the public will be able to join by telephonic conference. **Members of the public may join this meeting toll-free by calling 1-888-475-4499 (Meeting ID: 839 9949 9236; Passcode: 094456), and those who wish to provide public comments should send an email to commentsignup@hayswcid.org at least one hour prior to the meeting indicating their name and the item(s) upon which they would like to address the Board.** An electronic copy of the agenda packet will be provided under the agenda tab on the District's website at: <https://www.hayswcid.org/hwcid-1/documents> before the meeting is conducted.

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

Regular Board Meeting Agenda

(5:00 PM)

1. Public Comment. Hear public communications and comments (3 minutes per person; no action may be taken during public comment).
2. Consent Items. The following items are 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 10, 2020 Regular meeting;
 - (b) Approval of Accounting Report and related disbursements, including without limitation:
 - Monthly Financials, Cash Activity Report, Cash/ Investment/Activity Report, Collateral Analysis Schedule, and if timely, Quarterly Investment Report;
 - Monthly Tax Collection Report;
 - Budget Comparison;
 - Check Register and wires;
 - Bond Reporting; 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) Final acceptance of the Belterra Village Multifamily Project.
 - (b) Review and approval of Pay Application No. 4 - Drum Screen Project.
 - (c) Approval of CMA Task Order 65 – regarding Belterra Wastewater Treatment EQ Tank Blower Replacement.
 - (d) Acceptance of general engineering report and joint facilities engineering report and approval of recommended actions related to improvement, repair, maintenance, use and acceptance of District systems, facilities and property and easements, and such other engineering items as a recommended for action.
5. Financial Items. Consideration and possible action with respect to the following items:
 - (a) Administrative bookkeeping items, including opening and closing of accounts, approval of new signature cards and such other bookkeeping and financial items as are recommended for approval by the District's bookkeepers.
 - (b) Collection of delinquent commercial review and inspection deposits.
6. Management and Operations Items. Consideration and possible action with respect to the following items:
 - (a) Proposed expenditure of \$7,000 to Excel for air diffuser installation.

- (b) Update regarding ongoing WWTP upgrades and any necessary action items in connection therewith.
- (c) Request for proposals for landscaping and irrigation services and related committee recommendations.
- (d) Possible purchase of audio equipment to enhance board meeting participation and recordings.

Standing items:

- (a) Customer requests, billing matters and adjustments, and proposed write-offs.
 - (b) Requests for use of Belterra Centre and 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 property, and such routine management and operational matters as are recommended for action.
 - (g) Acceptance of general management and operations reports.
8. Rules, Policies, Agreements and Compliance Requirements. Consideration and possible action with respect to the following items:
- (a) Update regarding status of remaining proceeds of Series 2020 Utility Bond Issue, proposed partial release related to such proceeds and supplemental agreed upon procedures report, and take any action as may be necessary.
 - (b) Adjustment of Inframark base and maintenance account fees pursuant to existing operations and management agreements.
 - (c) Review of existing Board committee assignments, discuss and consider certain changes and approve updated list of such assignments.
 - (d) Discussion of compliance requirements regarding acceptance of gifts and related matters.
9. 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.
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 will be permitted to present comments at the time the presiding officer calls for public comments in accordance with the meeting notice.



EXECUTED this the 7th day of January, 2021.

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IMPROVEMENT DISTRICT NO. 1


Douglas L. Botts, President