

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. on Thursday, March 11, 2021 at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, for the purposes stated herein.

Members of the public may join this meeting in person or toll-free by calling 1-888-594-6783 and entering passcode 512 370 2939#. Those who wish to address the Board at the meeting 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. Members of the public who wish to appear in-person will be permitted to do so, subject to applicable physical distancing and other governmental requirements. Face coverings will be required. An electronic copy of the agenda packet will be provided on the District's website before the meetings are conducted. Please visit www.hayswcid.org and click on "Meeting Reports" under the "About Us" tab.

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 February 11, 2021 Regular Meeting; and
 - Minutes of March 4, 2021 Special 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 approval of the following items:
 - a) Task Order 68 – Plan Review of Lot 3G-1 Site Development Plan
 - b) Treated Effluent Easement Lot 1D, Block A – North Belterra Commercial
 - c) Conveyance of Facilities – Belterra Village Multifamily
 - d) Pay Application No. 6 – Drum Screen Replacement and Site Plan Revisions
Pending Infrastructure Committee review and recommendation:
 - e) Change Order No. 3 – Drum Screen Replacement and Site Plan Revisions
 - f) Change Order No. 4 – Drum Screen Replacement and Site Plan Revisions

- g) Task Order 60 – Amendment No. 2 – Proposal Solicitation for the Belterra Drum Screen Replacement
 - h) Task Order 67 – Belterra Wastewater Treatment Plan Overflow
 - i) 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.
 - (c) Review Resolution Recognizing Declaration of Disaster and Establishing Procedures for Continuity of District Operations and Management with respect to returning to pre-Covid delinquent account disconnection policy.
 - (d) Review current amended Order Adopting an Investment Policy and Appointing an Investment Officer and, if timely, approve Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies.
6. Management and Operations Items. Consideration and possible action with respect to the following items:
- (a) Request for proposals for landscaping and irrigation services and related committee recommendations.

Standing Items:

- (b) Customer requests, billing matters and adjustments, and proposed write-offs.
 - (c) Requests for use of Belterra Centre and other District buildings or park facilities.
 - (d) Reported violations of District rules and regulations, requested hearings on reported violations, and proposed enforcement actions.
 - (e) Recommendations related to non-compliance with customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
 - (f) Coordination of customer communications, including social media posts, customer newsletters and special notices.
 - (g) 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.
 - (h) Acceptance of general management and operations reports.
7. Rules, Policies, Agreements and Compliance Requirements. Consideration and possible action with respect to the following items:
- (a) Potential alternatives for management of District operations and administration, including without limitation review of current management and operations contract with Inframark, LLC.
 - (b) Acknowledge receipt and conduct annual review of Arbitrage Rebate and Yield Restriction Compliance Service Program and related Rebate Summary compiled by Arbitrage Compliance Specialists, Inc.
 - (c) Update with respect to 2021 legislative session, including legislation affecting or pertaining to the District or water districts generally.
 - (d) Meeting format and Belterra Centre hygiene measures in light of Executive Order GA-34 issued by the Office of the Governor on March 2, 2021.
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. 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.
10. 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.

11. If necessary, reconvene in Open Session and take any necessary action with regard to matters discussed in Executive Session.

12. 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.



is the 5th day of March, 2021.

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IMPROVEMENT DISTRICT NO. 1


Douglas L. Botts, President