

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, 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, May 12, 2022 at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, for the purposes stated herein.

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. Committee Reports, Recommendations and Assignments.
4. Landscape Report.

Regular Board Meeting Agenda

(5:00 PM)

5. Public Comment. Hear public communications and comments (3 minutes per person; no action may be taken during public comment).
6. 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 Minutes of the April 7, 2022 Special Meeting and April 14, 2022 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.
7. Reports. If necessary, review and discussion of reports not completed during Board Workshop Session.
8. Engineering and Development Items: Hear presentation of General District Engineering Report, and Joint Facilities Engineering Report, and consideration and possible action with respect to the approval of the following actions:
 - (a) 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.
 - (b) EQ Tank Blower Replacement – Approval of Change Order No. 2
 - (c) Acceptance of general engineering report and joint facilities engineering report.
9. 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) Review of preliminary certified values, if available, existing tax exemptions and possible changes that may be formally considered by the Board in June.
 - (c) Discussion of preliminary budgetary matters including review of vendor and consultant fees.
10. Management and Operations Items. Consideration and possible action with respect to the following items:
- (a) Update regarding Proposed installation of propane tanks and related facilities by Texas Community Propane to provide emergency propane supply to lift station generators located within the District and take any actions necessarily with respect thereof;
 - (b) Update with respect to existing interlocal agreement regarding law enforcement patrol services and potential for additional patrol times and services thereunder and take any necessary action;
 - (c) Update with respect to the 2021 maintenance cap true-up between the District and Inframark and take any necessary action;
 - (d) Update regarding management and operation of the District in light of recent Inframark staffing changes, including without limitation recap of matters discussed in Special Joint Board Meeting with HCWCID No. 2, and take any action necessary with respect thereto.
 - (e) Review of Sunscape performance under landscape and irrigation service contracts and consideration and possible action with respect to proposed modifications to existing contracts.

Standing Items:

- (f) Customer requests, billing matters and adjustments, and proposed write-offs.
 - (g) Requests for use of Belterra Centre and other District buildings or park facilities.
 - (h) Reported violations of District rules and regulations, requested hearings on reported violations, and proposed enforcement actions.
 - (i) Recommendations related to non-compliance with customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
 - (j) Coordination of customer communications, including social media posts, customer newsletters and special notices.
 - (k) 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.
 - (l) Acceptance of general management and operations reports.
11. Rules, Policies, Agreements and Compliance Requirements. Consideration and possible action with respect to the following items:
- (a) Proposed one-year extension of existing lease agreement with Inframark, LLC for Belterra Centre customer service and administrative office, including proposed rent increase.
 - (b) Proposed one-year extension of existing lease agreement with Inframark, LLC for wastewater treatment plant storage area, including proposed rent increase.
 - (c) Discuss status and take any action necessary with respect to amendments to the existing Inframark operations and management agreements to remove irrigation services, add social media services, acknowledge key personnel changes and remove maintenance account provisions.
 - (d) Discuss status and take any action necessary with respect to adjustment of Inframark base and maintenance account fees pursuant to existing operation and management agreement.
 - (e) Discuss status and take any action necessary with respect to proposed easement or encroachment agreement with respect to planned HOA recreational facilities that may encroach upon open space property owned by the District.
 - (f) Proposed modifications to existing customer communications policy.

- (g) Re-election of officers and discussion and possible action regarding committee assignments.
12. 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.
 13. 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.
 14. 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.
 15. If necessary, reconvene in Open Session and take any necessary action with regard to matters discussed in Executive Session.
 16. 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 5th day of May, 2022.

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Douglas L. Botts, President