

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, June 8, 2023 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. Landscape Report.
3. Financial Report.
4. Legislative Update.
5. Committee Reports, Recommendations and Assignments.

Regular Board Meeting Agenda

(5:00 PM)

6. Public Comment. Hear public communications and comments (3 minutes per person; no action may be taken during public comment).
7. 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 May 11, 2023 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.
 - Budgets and other financial reporting.
8. Reports. If necessary, review and discussion of reports not completed during Board Workshop Session.
9. 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 following items:
 - (a) Consideration and possible action with respect to contract for liner installation project to repair and enhance existing reclaimed water irrigation main lines.
 - (b) Update and possible action with respect to contract for repair of drip irrigation facilities.

- (c) Update and possible action with respect to recommendation regarding onsite storage of emergency materials.
- (d) Update and possible action with respect to request from commercial developer within the District for release of existing water service capacity to the WTCPUA to permit the WTCPUA to serve another project of such developer outside the boundaries of the District.
- (e) Discussion and possible action with respect to 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.
- (f) Acceptance of general engineering report and joint facilities engineering report.

10. Financial Items. Consideration and possible action with respect to the following items:

- (a) Recommendation to increase previously adopted tax exemption under Section 11.13(d) of the Texas Tax Code for individuals disabled or 65 and older.
- (b) Recommendation to increase previously adopted tax exemption under Section 11.13(n) of the Texas Tax Code for all individuals based on percentage of the appraised value of residence homestead.
- (c) If necessary, in consideration of any actions taken with respect to the preceding items, approval and execution of new Order Adopting Residential Homestead Exemptions and authorization to file such Order with the Hays Central Appraisal District and the Hays County Tax Collector.
- (d) 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.
- (e) Review and adopt proposed revised FYE September 30, 2023 budget and if timely, take any action necessary in regards to revised budget.
- (f) Discussion of preliminary budgetary matters for FYE September 30, 2024.
- (g) Acknowledgment of receipt of required MSRB Rule G-42(b) and (c) (ii) Disclosure Statement from SAMCO Capital Markets, Inc., the District's financial advisor.

11. Management and Operations Items. Consideration and possible action with respect to the following items:

- (a) Discussion and possible action with respect to necessary landscape and greenbelt cleanup activities after recent ice storm, including without limitation consideration of additional proposals for further storm cleanup activities in irrigation areas.
- (b) Update with respect to FEMA and TDEM applications for reimbursement of storm debris cleanup costs associated with winter ice storm.
- (c) Update with respect to landscaping map and authorization of Parks Committee to work with operator, landscaper and engineer to propose adjustments to mowing schedules.
- (d) Review of TDS solid waste collection contract matters and possible updates to rates to be charged to the District.
- (e) Update with respect to Belterra Centre repairs and upgrades.
- (f) Update with respect to possible community association recreation court project and take any necessary action related thereto.

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:

- (g) Customer requests, billing matters and adjustments, and proposed write-offs.
- (h) Requests for use of Belterra Centre and other District buildings or park facilities.

- (i) Reported violations of District rules and regulations, requested hearings on reported violations, and proposed enforcement actions.
 - (j) Recommendations related to non-compliance with customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
 - (k) Coordination of customer communications, including social media posts, customer newsletters and special notices.
 - (l) 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.
 - (m) Acceptance of general management and operations reports.
12. Administrative and Legal Items. Consideration and possible action with respect to the following items:
- (a) Discussion and possible action with respect to modification of landscaping and operation and maintenance contracts to address mowing of pond areas.
 - (b) Consideration and possible action with respect to administration of committee work, possible reassignment of committee duties and membership, and adoption of resolution regarding same.
 - (c) Discussion of District rights concerning enforcement of real property restrictions as necessary to sustain taxable property values in the District.
13. 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.
14. 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.
15. 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.
16. If necessary, reconvene in Open Session and take any necessary action with regard to matters discussed in Executive Session.

17. 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 1st day of June, 2023.

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Douglas L. Botts, President