

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, 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, July 8, 2021 at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, for the purposes stated herein. Members of the public in attendance are expected to comply with any applicable physical distancing and other governmental requirements.

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.

Regular Board Meeting Agenda

(5:00 PM)

4. Public Comment. Hear public communications and comments (3 minutes per person; no action may be taken during public comment).
5. 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 June 10, 2021 Regular Meeting and June 17, 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.
6. Reports. If necessary, review and discussion of reports not completed during Board Workshop Session.
7. 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) Release of Public Utility Easement for Lot 1E-2, Block A Final Plat of the Resubdivision No. 3 of Belterra Commercial Subdivision Block A, Lot 1B-1, 1E-2, 1F-1, and 1-G ;
 - (b) Release of Public Utility Easement for Lot 1E-2 and Lot 1F-1, Block A Final Plat of the Resubdivision No. 3 of Belterra Commercial Subdivision Block A, Lot 1B-1, 1E-2, 1F-1, and 1-G;
 - (c) Recommendation of Award for the Belterra EQ Tank Blower Replacement Project;
 - (d) Public Utility Easement for Lot 1B-2, Replat of the Resubdivision No. 3 of the North Belterra Commercial Subdivision – Waterline;
 - (e) Public Utility Easement for Lot 1B-2, Replat of the Resubdivision No. 3 of the North Belterra Commercial Subdivision – Stormsewer; and
 - (f) Public Utility Easement to be partially released, Lot 1B-2, Replat of the Resubdivision No. 3 of the North Belterra Commercial Subdivision.
8. 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..
9. Management and Operations Items. Consideration and possible action with respect to the following items:
 - (a) Update with respect to preparation of an Emergency Response Plan and After Action Plan.
 - (b) Water quality pond and related fountain near intersection of Belterra Drive and Trinity Hills.
 - (c) Update regarding bids for Belterra Centre sign as proposed by Building Committee.

Standing Items:

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

- (f) Reported violations of District rules and regulations, requested hearings on reported violations, and proposed enforcement actions.
 - (g) Recommendations related to non-compliance with customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
 - (h) Coordination of customer communications, including social media posts, customer newsletters and special notices.
 - (i) 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.
 - (j) Acceptance of general management and operations reports.
10. Rules, Policies, Agreements and Compliance Requirements. Consideration and possible action with respect to the following items:
 - (a) Request for proposals for landscaping services and possible selection of contractor.
 - (b) Request for proposals for irrigation services and possible selection of contractor.
 - (c) Existing Inframark contracts, including without limitation scope of services related to irrigation services.
 - (d) Proposed resolution adopting Amended Joint 210 Irrigation System Plan.
 11. 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.
 12. 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.
 13. 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.
 14. If necessary, reconvene in Open Session and take any necessary action with regard to matters discussed in Executive Session.
 15. 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 1st day of July, 2021.

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IMPROVEMENT DISTRICT NO. 1


Douglas L. Botts, President