

HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2

TO: THE BOARD OF DIRECTORS OF HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 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. 2 will conduct a Regular Board meeting at 5:45 p.m. on Thursday, February 24, 2022 for the purposes stated herein. Members of the Board and members of the public may attend the meeting in person at the office of the District engineer, Burgess & Niple, Inc., 235 Ledge Stone Drive, Austin, Texas 78737. Members of the public who wish to attend the meeting in person are expected to comply with any applicable physical distancing and other governmental requirements.

1. **PUBLIC COMMENT:** Hear public communications and comments (3 minutes per person; no action may be taken during public comment);
2. **MEETING MINUTES:** Review and approve Minutes of January 27, 2022 regular meeting and the February 10, 2022 special meeting;
3. **FINANCIAL:**
 - a) **Accounting Report:** Review and approve Accounting Report including the review and approval of the Cash Activity Report, director and vendor payments, fund transfers, tax collections, investment reports, opening and closing of bank accounts, signature authorizations, collateral related authorizations, account related matters and Financial Statements and take necessary actions related to such matters;
 - b) **Administrative Items:** Consideration and possible action on administrative 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 accountants.
4. **LANDSCAPING:** Hear report from landscaper with respect to routine landscaping or additional landscaping projects in the District as may be proposed (with any necessary action to be taken under the General Manager's Report);
5. **ENGINEERING:**
 - a) **WWTP Joint Facility Report:** Consider and approve District Engineer's WWTP joint facility report and take action as necessary with respect to matters relating to the on-going projects at the WWTP, including but not limited to upgrades for EQ blowers and air diffusers, recommended actions or any additional authorizations, engineering task orders, pay estimates or change orders on existing contracts, substantial or final completion of projects, and other items included in such report;
 - b) **District Report:** Presentation of Engineer's Report with regard to general engineering matters relating to existing system operations and design, plat approvals, utility easements, permitting matters and ongoing construction projects; approve the advertisement and taking of bids for additional phases of grading, roads and utilities, contract awards related thereto and approval and ratification of pay estimates and change orders presented to the Board relating to construction of facilities; if timely, approve recommendations for final acceptance of projects, consideration of any matters relating to engineering contracts, task orders or invoice matters, review any updates to irrigation water schedules and such other engineering matters that may come before the Board, and take all necessary actions related to such matters;
 - c) **Action Items:** Authorization of recommended expenditures and actions related to improvement, repair, maintenance and such engineering matters as are recommended for action.
6. **MANAGEMENT AND OPERATIONS:**
 - a) **Manager's Report:** Review and approve General Manager's report regarding on-going operations activities, committee matters, parks and trails, landscaping related services, customer care, finance, contractual and joint facilities reports, and receive updates as to operations and resident communications; conduct hearings with respect to violations of District Rules, if any, and discuss and take action on enforcement and remedial measures available to District and take necessary action with respect thereto; approve customer write-offs as necessary; consider and

approve adoption of revised system and/or park rules and regulations, if necessary; take any action on needed water conservation and drought contingency measures; review any needed updates or revisions or rate adjustments to exiting Service Rate Order, and take action on these and other operational matters as may be necessary;

b) Ongoing Projects:

- i) Consideration and possible action with respect to planning and design of trail expansion project, which project will not include previously proposed segments connecting to the HOA splashpad area;
 - ii) Confirmation, if applicable, of receipt of fully signed Inframark Base Fee and Account and Maintenance Account Statement pursuant to existing operation and management agreement;
 - iii) Confirmation, if applicable, of receipt of fully signed Amendment to Operations and Management Agreement with Inframark;
 - iv) Confirmation, if applicable, of receipt of fully signed Amendment to the Touchstone District Services Agreement;
 - v) Update regarding status of possible action with respect to services provided by Touchstone District Services under its agreement with the District, including status of website, Facebook page and other communications initiatives, including without limitation any recommendations with respect to improving responsiveness to customer concerns posted on social media, and take action as appropriate in connection therewith;
 - vi) Confirmation, if applicable, of receipt of signed Landscaping Agreement with Sunscape;
 - vii) Confirmation, if applicable, of receipt of fully signed Letter Agreement with Texas Community Propane, LLC regarding propane tank installation within the District; and
 - viii) Discussion of presentation to Customer Care Committee by Flock Safety and Hays County Constable for Precinct 4 concerning use of license plate reading cameras to address rise in auto thefts within Belterra and possible action with respect thereto.
- c) Action Items: Authorization of recommended expenditures and actions related to improvement, repair, maintenance of District facilities and property, ongoing projects and such routine management and operational matters as are recommended for action.

7. ADMINISTRATIVE AND LEGAL:

- a) Election: If timely, consider and adopt Order Declaring Unopposed Candidates Elected and Canceling Election to be held on May 7, 2022 and authorize and approve the proper posting of notices for such canceled election, and take any other actions necessary in connection with called 2022 director election;
- b) Water Items: Consideration and possible action on matters related to existing agreements for water supply with the Lower Colorado River Authority and water service through the West Travis County Public Utility Agency (“PUA”), water rates and water conservation matters;
- c) Legal Matters:
 - i) Consideration and possible action with respect to proposed policy regarding lease of District improvements to Belterra Community Association for use in connection with mail kiosk facilities;
 - ii) Consideration and possible action with respect to proposed lease of District improvements to Belterra Community Association for use in connection with mail kiosk facilities;
 - iii) Discussion of Board vacancy and alternatives for filling vacancy (no action will be taken); and
 - iv) Consideration and possible action with respect to use of Belterra Centre for District meetings.
- d) Calendar: Schedule or confirm any proposed additional special board meetings or committee meeting dates; and

8. EXECUTIVE SESSION: Adjourn to Executive Session to consult with attorneys regarding pending litigation matters, contemplated litigation matters, and other legal matters related to agenda items in accordance with Texas Government Code § 551.071. If necessary, reopen meeting and take any necessary action with regard to matters discussed in Executive Session.

9. ADJOURNMENT.

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 **generally** will be permitted to present comments at the time the presiding officer calls for public comments in accordance with the meeting notice. Any Person wishing to address the Board with respect to a **specific agenda item** will be permitted to present comments before or during the Board’s consideration of the agenda item.

HCWCID No. 2 – Notice 2-24-2022 Regular Meeting



EXECUTED this the 17th day of February, 2022.

HAYS COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 2

A handwritten signature in blue ink that reads 'Samantha E. Bethke'.

Samantha E. Bethke, President