

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 regular meeting at 4:00 p.m. on December 12, 2024 at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, for the purposes stated herein.

1. Public Comment. Hear public communications and comments (3 minutes per person; no action may be taken during public comment). If time permits, the Board by motion may reopen public comment after 5:00 PM to accommodate members of the public who are unable to arrive at the beginning of the meeting.
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 unless a Board member requests removal from the consent agenda.
 - (a) Minutes: Approval of the Minutes of the November 14, 2024 Regular Meeting.
3. Landscaping Report:
 - (a) Report: Hear report from landscaper with respect to routine landscaping or additional landscaping projects in the District as may be proposed.
 - (b) Action Items/Landscaping: Discussion and possible action with respect to any landscaping matters that may come before the Board.
4. Management and Operations Items. Hear presentation of Operations Report and Manager's Report and consideration and possible action with respect to the following items:
 - (a) Belterra Centre: Update with respect to Belterra Centre repairs and upgrades.
 - (b) Wastewater System Enzyme Treatment Proposal: Update and possible action regarding contract for monthly enzyme treatment of wastewater collection and transmission system as a preventative maintenance measure.
 - (c) Landscaping Pricing Increase: Discussion and possible action with respect to Sunscape's proposed pricing increase effective January 1, 2025.

Standing Items:

- (d) Customer Service: Customer requests, billing matters and adjustments, approval of service agreements and proposed write-offs and requests for use of Belterra Centre and other District buildings or park facilities.
- (e) Non-Compliance with Rules and Service Requirements: Reported violations of District rules and regulations, requested hearings on reported violations, proposed enforcement actions, and recommendations related to non-compliance with service rate order and other service requirements, customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
- (f) Customer Communication: Coordination of customer communications, including social media posts, customer newsletters and special notices.
- (g) District Facilities: 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) Action Items/Management and Operations: Discussion and possible action with respect to any management and operations matters that may come before the Board including acceptance of the general management and operations reports.
5. 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) Potential Water System Improvement Projects: Update and possible action with respect to evaluation of potential water storage tank project and other potential improvements, including committee recommendations.
 - (b) TXDOT US 290 Project: Update and possible action regarding proposed US 290 expansion.
 - (c) District Facilities: Discussion and possible action with respect to recommendations related to design, improvement, repair, maintenance, use and acceptance of District systems, facilities and property, and such other engineering matters as are recommended for action.
 - (d) Action items/Engineering: Discussion and possible action with respect to any general engineering matters that may come before the Board including acceptance of general engineering report and joint facilities engineering report.
6. Financial Items. Hear presentation of Financial Report and consideration and possible action with respect to the following items:
- (a) Administrative: 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) Approval of Accounting Report: Approval of the Accounting Report, including, without limitation, monthly financials, cash activity report, budget items, and related disbursements, wires, and transfers.
 - (c) Action Items/Financial: Discussion and possible action with respect to any additional financial matters that may come before the Board.
7. Administrative, Legal and New Business. Consideration and possible action with respect to the following items:
- (a) Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn 1.0 acre of land in the Belterra subdivision required for water, sanitary sewer, treated effluent/reclaimed water, and/or drainage project improvements (Mak Foster Ranch, L.P., Mike Qualls, Brent Cummings, Ben E. Gray, Jr., Tiffany W. Tillman, and Charles Kaufman/South Tract).
 - (b) Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn 1.0 acre of land in the Belterra subdivision required for water, sanitary sewer, treated effluent/reclaimed water, and/or drainage project improvements (Mak Foster Ranch, L.P., Marvin Petzolt, Terry Mazurek, Charles Bujan, Scott D. McIntosh, and Charles N. Thompson/North Tract).
 - (c) Discussion and possible action with respect to consolidating all of the District's policies into one document.
 - (d) Review of legal requirements related to holiday gifts that may be accepted by Board members.
 - (e) Update and possible action with respect to claim submitted to Kubota Corporation under warranty issued for submerged membrane units at wastewater treatment plant and any matters related thereto.
 - (f) Update and possible action with respect to matters related to termination of previous operations and management agreements with Inframark including remaining invoices.
 - (g) Discussion and possible action regarding District website updates and matters related thereto.

- (h) Discussion and possible action regarding request to install telecommunications tower and related equipment on District real property;
 - (i) Discussion and possible action with respect to other legal and administrative matters that may come before the Board.
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.

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

11. 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 5th day of December, 2024.



Douglas Botts, President
Board of Directors

