

MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
OF TRAVIS COUNTY WCID – POINT VENTURE

October 28, 2021

STATE OF TEXAS §

COUNTY OF TRAVIS §

The Board of Directors of the District met in regular meeting, open to the public, at the Venture Room located at 555 Venture Blvd. S., Point Venture, Texas 78645, on the 28th day of October, 2021 at 3:00 p.m. with the Directors present being Fred Marshall, Chris Lippe, Manuel Macias and Anne Kikta thus constituting a quorum. Not in attendance was Director Barry Pasarew.

Others in attendance were Allen Douthitt of Bott and Douthitt, PLLC, David Vargas and Steven Young of Trihydro Corporation, Kay Olson, Clayton Chapel and Jean Cecala of Inframark, Matthew McPhail of Willatt & Flickinger, PLLC, and Point Venture residents Roy Ables, Frank Engels, Angela Kurth, Jim Hawkins, Mark Baker and Mary Spinks.

1. CALL TO ORDER.

Board President Fred Marshall called the meeting to order at 3:04 p.m.

2. ROLL CALL OF DIRECTORS.

Jean Cecala called roll of Directors.

3. PUBLIC COMMENTS.

There were no public comments.

4. SEPTEMBER 23, 2021 REGULAR MEETING MINUTES, OCTOBER 14, 2021 SPECIAL MEETING MINUTES.

The proposed minutes of the September 23, 2021 regular meeting and October 14, 2021 special meeting were presented for approval. Director Chris Lippe made a motion to approve the minutes as presented. The motion was seconded by Director Anne Kikta. Motion unanimously approved.

5. ENGINEER'S REPORT – TRIHYDRO CORPORATION.

Mr. David Vargas of Trihydro presented the engineer's report for October. Trihydro is also working with Inframark to resolve a water main conflict on Palmer Drive where several oak trees are growing over the water main. Trihydro is assisting Inframark in resolving issues with a couple of grinder pump system and reviewing existing grinder pump sewer system agreement documents.

Mr. Vargas reported on the zebra mussel mitigation project. Trihydro expects to have project advertised for bids on Monday, November 8, 2021.

Mr. Vargas reported that the information for compliance of Texas Senate Bill 3 has been filed. Trihydro will continue to work on the Texas Commission on Environmental Quality ("TCEQ") Emergency Preparedness Plan for the District.

Mr. Vargas answered questions from the Directors. Director Kikta made a motion to accept the engineer's report. Director Lippe seconded the motion. Motion was unanimously approved.

6. PROPOSED BOND PROJECTS IN DISTRICT AND DISCUSSION OF BOND RELATED PROJECTS AND ISSUANCE OF CONTRACT AGREEMENTS.

Mr. Vargas updated the Directors on the bond related projects and contracts. The new Wastewater Treatment Plant ("WWTP") is at 65 percent completion for drawings and project manual documents.

Trihydro continues to work with Inframark in developing GIS water system map. Inframark will furnish updated valve data to incorporate into the system map.

Lift Station Rehabilitation project drawings are at 70 percent. Trihydro anticipates project going out for bid advertisement in next two months.

Mr. Vargas concluded that other project engineering work will begin next calendar year. The Board had no questions. Director Kikta made the motion to accept the bond projects report. The motion was seconded by Director Manuel Macias.

7. BOOKKEEPER'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS – BOTT AND DOUTHITT, PLLC.

Mr. Allen Douthitt of Bott and Douthitt, PLLC, gave the financial report for the District. Currently bills are continued to be paid through the bookkeeper's account. Mr. Douthitt briefly went over invoices paid by the District in September 2021 and presented the August 2021 financials.

Mr. Douthitt answered questions from the Directors. Mr. Douthitt then asked for approval of payments of monthly bills as well as authorization to transfer funds as noted on the report. Director Macias made a motion to approve the financial report, payment of the monthly bills and authorize fund transfers as recommended by Mr. Douthitt. It was seconded by Director Kikta. Motion unanimously approved.

8. APPROVAL OF CONSTRUCTION PLANS AND PAY ESTIMATES, CHANGE ORDERS AND ACCEPTANCES OF COMPLETION WITH RESPECT TO CONSTRUCTION CONTRACTS.

No action was taken on this item.

9. ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION AND ADMINISTRATION OF CONSTRUCTION CONTRACTS.

No action was taken on this item.

10. OPERATIONS AND MAINTENANCE REPORT – INFRAMARK.

Ms. Kay Olson of Inframark gave the operations and maintenance report.

Surface water treatment plant ("WTP") – Motor number one on the barge repair has been completed. Staff will install the new chlorine pump at the plant once it arrives. Staff will also replace a leaking chlorine line once it arrives. A power outage on October 11 caused problems with the water plant Scada to lake pump number two. A new breaker was ordered and Alterman will repair it. On October 12, Alterman was called out to repair the Scada on the standpipe.

Distribution system – The valve survey is complete. This includes exercising all water valves using the District's tool. Inoperable water valves are now being repaired. A leaking fire hydrant on Cascade Circle was flushed and the leak stopped. A repair was made on a one inch service line on Lakefront Drive. Two customers were disconnected for non-payment.

Wastewater Treatment Plant ("WWTP") / Collection System - Generator repair is in progress and two air release valves ("ARV") were installed at the sewer plant lift station. A check valve on Deckhouse was discovered to have a hole. It was replaced and a ball valve was added. Three customers contacted the District and said a local plumber said the customer's grinder pump issues were due to blockages at the District's check valves. Inframark responded and found that the check

valves were operating and the issue was in the customer's grinder system.

Ms. Olson answered questions from the Directors. Director Kikta made a motion to accept the operations and maintenance report. The second was made by Director Macias and unanimously approved.

11. EXPENDITURES, CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 10 ABOVE.

Inframark presented no expenditures or repairs for Board approval.

12. DISPOSAL OF EFFLUENT AND GOLF COURSE IRRIGATION.

The Board of Directors received two bids for winter watering of effluent in the golf course roughs. Inframark gave a proposed estimate to have dedicated staff do the watering. A bid was also received from Bill Cecala who has been doing the watering and maintenance of the hoses and sprinklers for the last several years. Bill Cecala was the low bidder. After a brief discussion, Director Macias made a motion to award the job to the lowest bidder for \$2,250 a month. Director Lippe seconded the motion. Motion was unanimously approved.

13. DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY RELATING TO THE LIFT STATION REHABILITATION PROJECT INVOLVING POA AND DISTRICT OWNED PROPERTY LOCATED NEAR THE POA BOAT STORAGE LIFT STATION PROPOSED SITE.

Mr. David Vargas of Trihydro led the discussion for the proposed POA boat storage lift station location. Mr. Vargas explained to the Board that the new lift station will be built inside the District-owned property at the southwest corner. Mr. Vargas explained that this location is different than the original proposed site; but after further review the new location is the best option for the District.

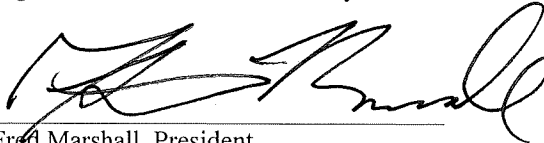
The lift station will be placed within a new 25 foot by 35 foot security fence. Also, all proposed sewer line improvements will be made within then District-owned 100 foot by 100 foot lot. Two trees will be removed at the new proposed site. The existing lift station and its chain link fence will be demolished once the new station is operational.

The District will need to have an easement to access the lift station as the District's property is surrounded by land owned by Point Venture Property Owners' Association ("POA"). The District's attorney Mr. Matt McPhail explained that it would be necessary to have an easement licensing agreement between the District and POA.

POA President Frank Engels remarked that the POA Board would need to discuss options for the access point to the District's proposed new lift station. A tentative date of November 11 was set for a meeting between the District's and POA's Boards of Directors.

14. ADJOURN THE MEETING.

Motion was made by Director Macias to adjourn the meeting. The motion was seconded by Director Kikta. The motion carried unanimously. Meeting adjourned at 3:56 p.m.


Fred Marshall, President
Travis County WCID – Point Venture

ATTEST:


Manuel Macias, Secretary
Travis County WCID – Point Venture

(SEAL)