

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2C  
NOTICE OF MEETING  
(BY TELECONFERENCE)

TO: THE BOARD OF DIRECTORS OF LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2C AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code § 551, that the Board of Directors of Lakeside Water Control and Improvement District No. 2C will hold a regular meeting, by teleconference, open to the public, on April 14, 2020 at 5:45 p.m. (in person meetings are typically held at 4421 Rowe Lane, Pflugerville, Texas).

**In accordance with the Office of the Governor's March 16, 2020 proclamation suspending certain Texas Open Meetings Act laws in response to the current COVID-19 pandemic and statewide disaster declaration, Lakeside WCID No. 2C will hold this meeting accessible only by telephonic conference call. No physical meeting space will be available.**

**In lieu of physical attendance at this April 13, 2020 Board meeting, the public may dial into the teleconference by calling (346) 248-7799 and entering the following code: 928511905#.** The toll-free teleconference line will offer two-way communication, affording members of the public the opportunity to participate in the meeting. The meeting will be recorded, and the audio recording will be available after the meeting. The following matters will be considered and may be acted upon at the meeting:

1. Call meeting to order and establish quorum;
2. Discuss, consider, and take action to approve minutes of March 10, 2020 regular meeting and March 20, special meeting;
3. Receive public comment (*3 minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker*);
4. Receive report from District's Engineer;
5. Discuss, consider, and take action as necessary concerning Pay Estimate No. 3 for Lakeside at Blackhawk III, Phase 4 – Street Excavation and Drainage, Water, Wastewater, and Erosion Control Improvements, submitted by Patin Construction, L.L.C.;
6. Discuss, consider, and take action as necessary regarding implementation of the District's Stormwater Management Program and enforcement of same, including but not limited to approval of Annual Report;
7. Discuss, consider, and take action as necessary authorizing Jones-Heroy & Associates, Inc. to prepare an application to be filed at the Texas Commission on Environmental Quality for approval to use surplus funds from the District's Series 2020 Bonds;
8. Discuss, consider, and take action as necessary concerning a proposal from Jones-Heroy & Associates, Inc. to prepare an application to the Texas Commission on Environmental Quality for approval of an engineering project and the District's Tenth Bond Issue, pertaining to recreational facilities.
9. Receive recreational facilities report and take action as necessary concerning same, including but not limited to maintenance and/or improvements related to existing recreational facilities;

10. Discuss, consider, and take action on approval of the payment of invoices and Bookkeeper's report;
11. Provide report to Board regarding compliance with Cybersecurity Awareness Training pursuant to House Bill 3834 from the 2019 Legislative Session;
12. Directors items for next agenda and announcements from Board members; and
13. Adjournment.

EXECUTED this the 10th day of April, 2020.



(District Seal)

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Attorney for District

Agenda Item No. 2

Minutes of March 10, 2020 regular meeting

Minutes of March 20, 2020 special meeting

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

THE STATE OF TEXAS

COUNTY OF TRAVIS

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2C

The Board of Directors of Lakeside Water Control and Improvement District No. 2C (“District” or “Lakeside WCID No. 2C”) met in regular session, open to the public, outside the boundaries of the District, at 4421 Rowe Lane, Pflugerville, Texas, at 5:45 p.m. on March 10, 2020. A copy of the notice of meeting along with associated certificates of posting are attached as Exhibit “A.”

The roll was called of the members of the Board of Directors, to wit:

David Wang	President
Scott Stratton	Vice President
Larry English	Secretary/Treasurer
Joshua Bridgefarmer	Assistant Secretary
Craig Twellmann	Assistant Secretary

All members of the Board were present, except Director Bridgefarmer, thus constituting a quorum of the Board of Directors. All Directors present voted on all matters that came before the Board. Also in attendance at said meeting were Robert Tiemann of Rowe Lane Development, Ltd.; Jeff Monzingo of Montoya & Monzingo, LLP; Keith Collins of Randall Jones Engineering, Inc.; John Barganski of Specialized Public Finance, Inc.; Ken Heroy of Jones-Heroy & Associates, Inc.; Bob West of West, Davis & Company; Clayton Chandler of McCall Parkhurst & Horton LLP; David Klein, Attorney and Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C.

Director Wang called the meeting to order and announced that a quorum of the Board was in attendance. Director Wang stated that the Board would next consider the approval of the minutes of the February 11, 2020 regular meeting. After discussion, upon motion by Director English, and seconded by Director Twellmann, the Board unanimously approved the minutes of the February 11, 2020 regular meeting, as presented.

The next item to come before the Board was to receive public comment. No comments from the general public were received by the Board.

Director Wang stated that the Board would next receive a report from the District’s Engineer. Mr. Collins provided the Board with a brief report on the status of utility construction within the District. He provided an update on the Trail Project and noted that he was working with the City of Pflugerville and Travis County on the street crossing issue. In response to an

inquiry from Mr. Monzingo, Mr. Collins provided an update on the Greenbelt Sidewalk Replacement Project. He stated that Lomas Land Maintenance (“Lomas”) had submitted a change order related to a washout, resulting in an 18-inch hole/void underneath the sidewalk near the fishing pier. Mr. Collins stated that he had instructed Lomas to rip out that portion of the sidewalk compromised by this void, backfill the void, and replace sidewalk as necessary. Mr. Collins reasoned that before the construction of drainage flumes in the area, rainwater runoff would flow adjacent to the sidewalk down to the pier along buried tree roots and eroded a portion of the sidewalk base. He stated that this problem should not happen again, and he noted that this has been repaired. He also reported that the project related to the drainage channel/pond cleanup was progressing and that he was pleased with the work being performed by Lomas.

The next item to come before the Board was to consider action regarding the implementation of the District’s Stormwater Management Program and enforcement of same. Mr. Klein presented this item. He noted that the District’s Stormwater Management Program Subcommittee met to review a list of goals to accomplish in the coming year, including working with the Texas Commission on Environmental Quality with completing the District’s Annual Report and initiating representatives from Urban Dirt into the group and reviewing with them a list of duties and responsibilities required to be performed under the District’s MS4 Permit.

The next item to come before the Board was to consider the approval of the audit of developer reimbursables in connection with the District's \$4,815,000 Unlimited Tax Bonds, Series 2020, a copy of which is attached as Exhibit “B”. Mr. West presented his firm’s audit report to the Board. He noted that the audit provided the basis for the District’s reimbursements to SLF IV - Blackhawk, L.P. and Rowe Lane Development, Ltd. (collectively, the “Developer”) for water, wastewater, and drainage facilities serving Lakeside at Blackhawk II, Phase 2B; Lakeside at Blackhawk III, Phase 2; Lakeside at Blackhawk III, Phase 3; and Jakes Hill Condos, as well as for the engineering, testing and other fees associated with these projects and bond issuance, in general.

Next, Mr. West noted that the Jakes Hill Condos project was constructed by a different developer, The Trails of Blackhawk, L.L.C. He also indicated that the District does not have a developer reimbursement agreement with this developer. Mr. West noted that in certain instances when a developer sold land to a homebuilder he would have an assignment clause in the homebuilder’s purchase agreement that would provide for the developer to retain the right to receive reimbursement for development costs associated with certain projects. Mr. West stated that he understood that Mr. Klein was attempting to track down whether or not such an arrangement existed with The Trails of Blackhawk, L.L.C. to determine the appropriate party that should convey these facilities to the District, and whether that has an impact on who receives the reimbursements pertaining to this regime. Mr. West stated that until this is resolved, he would recommend that the District withhold all eligible reimbursements for this project. He stated that in connection with Regional Facilities, water connection fees paid to Manville Water Supply Company and the City of Pflugerville for the Jakes Hill Condos Project, in the amounts of \$165,200 and \$34,050 respectively, should also be withheld. Mr. West stated that total reimbursements to be paid out tomorrow at closing would be \$3,010,690. After discussion, Mr. West recommended that the Board approve the audit report as presented.

Mr. Klein stated that as a point of clarification, it was his understanding that the improvements listed on Page 2 of Mr. West's report, constructed under contracts with DNT Construction, Cornerstone Site Services, DeNucci Constructors for Lakeside at Blackhawk II, Phase 2B, Lakeside at Blackhawk III, Phase 2, Lakeside at Blackhawk III, Phase 3 are all projects that were constructed by Rowe Lane Development, Ltd. and will be conveyed to the District by Rowe Lane Development, Ltd. He also advised that reimbursement of all eligible proceeds related to the construction of utilities for the Jakes Hill Condos project be withheld, as it is understanding that these facilities might have been built by a homebuilder other than Rowe Lane Development, Ltd., Tiemann Land and Cattle Development or SLV IV – Blackhawk L.P. Mr. Klein noted that the task for the District and developer is to determine whether an assignment of the reimbursement agreement to Trails at Blackhawk exists or whether these facilities need to be conveyed to the Developer- the entities with a reimbursement agreement with the District. As a side note, Mr. Klein informed the Board he is also working with the City of Pflugerville to ensure that service will be provided to the Jakes Hill Condominium Regime though individually metered units, not by master meter; and that there has been an impasse with City on this issue for several months. Mr. Klein stated that the City had recently indicated that it would be willing to allow individual meters in the Regime. After discussion, upon motion by Director English, seconded by Director Stratton, and unanimously carried, the Board approved the audit of developer reimbursables in connection with the District's \$4,815,000 Unlimited Tax Bonds, Series 2020, as presented.

Director Wang stated that the Board would next consider action concerning the issuance and delivery of the District's Bonds, Series 2020 and disbursement of bond proceeds, including accepting conveyance of facilities and real property in connection with the Lakeside WCID No. 2C \$4,815,000 Unlimited Tax Bond, Series 2020. Mr. Klein noted that disbursement of bond proceeds to the Developer would follow the listing of disbursements prepared by Mr. West as a part of his audit report, attached hereto as Exhibit "B". Mr. Klein presented a Utility Conveyance Agreement, which is the instrument for Rowe Lane Development, Ltd. to convey water, wastewater, and drainage facilities to the District, enabling the District to issue the reimbursements to the Developer in accordance with the audit for the Series 2020 bonds. He stated that the Board would take action to accept these facilities from and authorize reimbursement to Rowe Lane Development, Ltd. Mr. Klein noted that the listing of facilities to be conveyed to the District by Rowe Lane Development, Ltd. included:

- Water, wastewater, and drainage facilities serving Lakeside at Blackhawk II, Phase 2B, a subdivision located in Travis County, Texas, and recorded in Document No. 201800301 of the Official Public Records of Travis County, Texas, and contained within the boundaries of the District, and constructed pursuant to a contract with DNT Construction, dated September 11, 2018.
- Water, wastewater, and drainage facilities serving Lakeside at Blackhawk III, Phase 2, a subdivision located in Travis County, Texas, and recorded in Document No. 2019031840 of the Official Public Records of Travis County, Texas, and contained within the boundaries of the District, and constructed pursuant to a contract with Cornerstone Site Services, LLC, dated February 18, 2019.
- Water, wastewater, and drainage facilities serving Lakeside at Blackhawk III, Phase 3, a subdivision located in Travis County, Texas, and recorded in Document No. 2018152782

of the Official Public Records of Travis County, Texas, and contained within the boundaries of the District, and constructed pursuant to a contract with DeNucci Constructors, dated October 4, 2018.

Mr. Klein informed the Board that the list of facilities was reviewed by Jones-Heroy & Associates, Inc. on behalf of the District and by Rowe Lane Development, Ltd.'s attorney on behalf of the Developer. Mr. Klein noted that the list of facilities to be conveyed through this Utility Conveyance Agreement would not include the Water, Wastewater, and drainage facilities serving Jakes Hill Condominium Regime. After discussion, Mr. Klein recommended that the Board authorize the Board President to execute the Utility Conveyance Agreement with Rowe Lane Development, Ltd.; and authorize the disbursement of bond proceeds, and accept an affidavit that the facilities to be conveyed to the District are free and unencumbered, that contractors and subcontractors who installed the facilities have been paid in full, and that there are no liens of any nature whatsoever against the facilities. Upon motion by Director Stratton, seconded by Director English, and unanimously carried, the Board authorized the Board President to execute the Utility Conveyance Agreement with Rowe Lane Development, Ltd. revised to exclude the conveyance of Water, Wastewater, and drainage facilities serving Jakes Hill Condos; authorized the disbursement of bond proceeds; and the acceptance of an affidavit that the facilities to be conveyed to the District are free and unencumbered, that contractors and subcontractors who installed the facilities have been paid in full, and that there are no liens of any nature whatsoever against the facilities. A copy of the Utility Conveyance Agreements with Rowe Lane Development, Ltd. approved by the Board is attached as Exhibit "C".

The next item to come before the Board was to consider the adoption of an order declaring the results of the District's uncontested May 2, 2020 Directors Election, a copy of which is attached as Exhibit "D". Mr. Klein noted that three (3) positions for the office of director were scheduled to be voted on at the District's May 2, 2020 Directors Election; however only three (3) people filed an application to have his/her name placed on the ballot. The people that filed applications were David Wang, Larry English, and Craig Twellmann; therefore, only three (3) candidate's names were to be placed on the ballot representing three (3) candidates for three (3) positions available. In addition, Mr. Klein noted that no people filed a declaration of write-in candidacy for the May 2, 2020 election; therefore, there were no names placed on a list of write-in candidates for the office of director. Mr. Klein noted that the proposed order certifies that David Wang, Larry English, and Craig Twellmann are unopposed for election to the office of director in accordance with law, and that David Wang, Larry English, and Craig Twellmann are declared elected to serve four-year terms on the Board of Directors. After discussion, upon motion by Director Stratton, seconded by Director Twellmann, and unanimously carried, the Board adopted the above-referenced order.

Director Wang stated that the Board would next receive recreational facilities reports and take action concerning the same, including but not limited to, maintenance and/or improvements related to existing recreational facilities. Mr. Monzingo presented recreational facilities reports from the Associations operating the District's recreational facilities, copies of which are attached as Exhibit "E". Mr. Monzingo noted that the reports provided brief updates on the status of current projects. He noted that the Park at Blackhawk and Lakeside HOA report contained no requests for action by the Board.

Next, Mr. Monzingo informed the Board that the Reserve at Westcreek provided three (3) proposals for the repair and refurbishing of the concrete floor of Reserve at Westcreek Amenity Center. Mr. Klein drew the Board's attention to pictures attached to the recreational facilities report provided by the Reserve at Westcreek which depicted cracks sustained by the cement floors within the Reserve at Westcreek Amenity Center. Mr. Klein stated that according to Reserve at Westcreek Association members, the cracks had been present for several years without signs of widening. He stated it was his understanding there did not appear to be any additional signs of foundation failure such as cracks on walls, columns, windows or door openings. After discussion, Mr. Klein suggested that the Board might want to consider engaging the services of a structural engineer to determine whether the buildings foundation has failed before spending several thousands of dollars to repair cracks and resurface the floors. After discussion, Mr. Collins stated that he could have a structural engineer he is familiar with come out and take a cursory look at the floor damage to determine whether a structural analysis is warranted and if so, an estimate for this work. Mr. Klein stated that he understood that representatives of the Reserve at Westcreek had expressed no opposition to the District requesting further investigation into this matter. After discussion, it was the consensus of the Board that Mr. Collins be directed to take steps necessary to determine if structural analysis of the Reserve at Westcreek Amenity Center foundation is warranted.

Director Wang stated that the Board would next consider the payment of invoices and Bookkeeper's report. Mr. Monzingo distributed a list of invoices and money transfers, a copy of which is attached as Exhibit "F". Mr. Monzingo requested that the Board void Check No. 3414, payable to Director Bridgefarmer, due to his absence from the meeting. After discussion, upon motion by Director Twellmann, seconded by Director Stratton, and unanimously carried, the Board approved the payment of invoices and money transfers, as amended.

Next, Mr. Klein requested that the Board revisit the agenda items related to approving the audit of developer reimbursables and the issuance and delivery of the District's Bonds, Series 2020 and disbursement of bond proceeds, including accepting conveyance of facilities and real property in connection with the District's \$4,815,000 Unlimited Tax Bonds, Series 2020. Director Wang stated that the Board would revisit consideration of approving the audit of developer reimbursables in connection with the District's \$4,815,000 Unlimited Tax Bonds, Series 2020. Mr. Klein informed the Board it was brought to his attention from the District's Engineer that while the Utility Conveyance Agreement with Rowe Lane Development, Ltd. contemplates Rowe Lane Development, Ltd. conveying the water, wastewater, and drainage facilities for the three subdivisions listed in the Facilities Exhibit to such Agreement, Rowe Lane Development, Ltd. actually only owns the water, wastewater, and drainage facilities serving Lakeside at Blackhawk III, Phase 2, at this time. Mr. Klein inquired of Mr. West whether given this information such a change would necessitate the need for the Board to rescind its previous approval of the audit of developer reimbursables. Mr. West stated that should the Developer not be able to convey the remaining facilities to the District at this time, the audit should reflect what portions of the reimbursement are being withheld. Discussion ensued as to whether the Board's approval of the audit and Utility Conveyance Agreement should be rescinded and then reapproved for only the portion of the audit and Facilities pertaining to Lakeside at Blackhawk III, Phase 2. In such discussion, Robert Tiemann recommended that the Board rescind its

approval of both the audit and the Utility Conveyance Agreement in their entirety, and that the District's consultants conduct a review to determine the actual ownership of such facilities; and then the District's consultants can revise the audit and Utility Conveyance Agreement and represent such documents to the Board for approval. Mr. Klein and Mr. West indicated that they should be able to conduct that analysis and prepare revised documents in 1-2 weeks, so long as the Developer can provide the necessary information in a timely manner and/or obtain ownership of all the Facilities contemplated by the audit and Utility Conveyance Agreement. The Board indicated that it would be willing to hold a special meeting to reconsider these matters, once the revised documents were ready. After discussion, upon motion by Director English, seconded by Director Twellmann, and unanimously carried, the Board rescinded its approval of the audit of developer reimbursables in connection with the District's \$4,815,000 Unlimited Tax Bonds, Series 2020, in its entirety. Mr. West recommended that monies slated for reimbursement to the Developer instead be wired to the District's Capital Projects Account. After discussion, upon motion by Director English, seconded by Director Stratton, and unanimously carried, the Board directed that Bond proceeds in connection with the District's \$4,815,000 Unlimited Tax Bonds, Series 2020 that are not to be reimbursed at this time be deposited into the District's Capital Projects Account.

Next, Director Wang stated that the Board would revisit consideration of the issuance and delivery of the District's Bonds, Series 2020 and disbursement of bond proceeds, including accepting conveyance of facilities and real property in connection with the Lakeside WCID No. 2C \$4,815,000 Unlimited Tax Bond, Series 2020. Mr. Klein requested that the Board rescind its previous approval of the issuance and delivery of the District's Bonds, Series 2020 and disbursement of bond proceeds, including accepting conveyance of facilities and real property in connection with the District's \$4,815,000 Unlimited Tax Bond, Series 2020, in its entirety. Upon motion by Director English, seconded by Director Stratton, and unanimously carried, the Board rescinded its approval of the issuance and delivery of the District's Bonds, Series 2020 and disbursement of bond proceeds, including accepting conveyance of facilities and real property in connection with the District's \$4,815,000 Unlimited Tax Bond, Series 2020, in its entirety.

At 6:29 p.m., Director Wang announced that the Board would next convene in Executive Session to receive legal advice from its attorney regarding water right matters, pursuant to the Open Meetings Act, Texas Government Code §551.071. At 6:34 p.m., the Board reconvened in open meeting. Director Wang stated that no action had been taken by the Board during the Executive Session.

Director Wang stated that the Board would next consider the engagement of a consultant regarding water rights matters. The Board recognized Mr. Heroy, who presented his firm's engagement letter to assess the District's ponds to determine whether the District should obtain water rights permits for such ponds, a copy of which is attached as Exhibit "G". After discussion, upon motion by Director English, seconded by Director Twellmann, and unanimously carried, the Board approved the engagement Jones-Heroy & Associates, Inc. to assess the District's ponds and provide a report as to whether the District should obtain waste rights permits for such ponds.

The next item to come before the Board was to consider action regarding the granting to the City of Pflugerville access to read water meters within the condominium regime on Jakes Hill Road. After discussion, Mr. Klein requested that the Board postpone action in connection with this item. No action was taken by the Board in connection with this item.

There were no announcements or requests for items at the Board's next meeting.

After discussion, there being no further business and upon motion made by Director English, seconded by Director Stratton, and unanimously carried, the meeting was adjourned at 6:38 p.m. until further call.

PASSED, APPROVED AND ADOPTED THIS 14th day of April, 2020.

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Larry English, Secretary

[DISTRICT SEAL]

MINUTES OF SPECIAL MEETING  
OF  
BOARD OF DIRECTORS

THE STATE OF TEXAS

COUNTY OF TRAVIS

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2C

The Board of Directors of Lakeside Water Control and Improvement District No. 2C (“District” or “Lakeside WCID No. 2C”) met in special session, open to the public, outside the boundaries of the District, at 4421 Rowe Lane, Pflugerville, Texas, at 11:00 a.m. on March 20, 2019. A copy of the notice of meeting along with associated certificates of posting are attached hereto as Exhibit “A.”

The roll was called of the members of the Board of Directors, to wit:

David Wang	President
Scott Stratton	Vice President
Larry English	Secretary/Treasurer
Joshua Bridgefarmer	Assistant Secretary
Craig Twellmann	Assistant Secretary

All members of the Board were present, except Directors Stratton and Bridgefarmer, thus constituting a quorum of the Board of Directors. All Directors present voted on all matters that came before the Board. Also in attendance of said meeting was David Klein, Attorney with Lloyd Gosselink Rochelle & Townsend, P.C.

Director Wang called the meeting to order and announced that a quorum of the Board was in attendance. Director Wang stated that the Board would first discuss, consider, and take action as necessary to approve the audit of developer reimbursables in connection with the Lakeside WCID No. 2C \$4,815,000 Unlimited Tax Bonds, Series 2020. Mr. Klein presented this item to the Board, noting that it was the same audit that had been prepared and provided to the Board by the District’s Auditor at its regular meeting in March, and that it recommended withholding the reimbursements for improvements and related costs pertaining to the Jakes Hill Condominium Regime. After discussion, upon motion by Director Twellmann, seconded by Director English, and unanimously carried, the Board approved the audit, as presented, a copy of which is attached as Exhibit “B”.

Director Wang stated that the Board would next discuss, consider, and take action as necessary concerning the issuance and delivery of the District’s Series 2020 Bonds, and disbursement of bond proceeds, including accepting conveyance of facilities and real property in connection with the Lakeside WCID No. 2C \$4,815,000 Unlimited Tax Bonds, Series 2020; and acceptance of other facilities. Mr. Klein presented this item. He noted that the Series 2020 Bonds were approved by the Texas Commission on Environmental Quality to reimburse the developer for

its costs arising from the water, wastewater, and drainage facilities for (i) the Lakeside at Blackhawk II, Phase 2B subdivision, (ii) the Lakeside at Blackhawk III, Phase 2 subdivision, (iii) the Lakeside at Blackhawk III, Phase 3 subdivision; and (iv) the Jakes Hill Condominium Regime, and other related costs as described in the previously approved audit, upon conveyance of such facilities to the District. Mr. Klein added that as of the time of this special meeting, he had received an executed utility conveyance agreement from SLF IV – Blackhawk, L.P., to convey the water, wastewater, and drainage facilities for the Lakeside at Blackhawk III, Phase 2 subdivision and Lakeside at Blackhawk III, Phase 3 subdivision to the District. However, he stated that the District was awaiting an executed utility conveyance agreement from Rowe Lane Development, Ltd. for the water, wastewater, and drainage facilities for the Lakeside at Blackhawk II, Phase 2B subdivision, and that the District was not ready to accept the water wastewater, and drainage facilities for the Jakes Hill Condominium Regime because it was unclear that SLF IV had the ability to convey such facilities to the District at this time. Last, Mr. Klein stated that the utility conveyance agreement from SLF IV – Blackhawk, L.P., also contemplated conveying water, wastewater, and drainage facilities for several other subdivisions within the boundaries of the District, as listed in the exhibit to the agreement. Ultimately, Mr. Klein recommended that the Board (i) approve and authorize the Board President to execute the utility conveyance agreement from SLF IV – Blackhawk, L.P., as presented, (ii) approve and authorize the Board President to execute the utility conveyance agreement from Rowe Lane Development, Ltd. for the water, wastewater, and drainage facilities for the Lakeside at Blackhawk II, Phase 2B subdivision, upon receipt of the executed utility conveyance agreement from Rowe Lane Development; (iii) approve and authorize the Board President to execute the utility conveyance agreement from SLF IV – Blackhawk, L.P., to convey the water, wastewater, and drainage facilities for the Jakes Hill Condominium Regime upon receipt of the executed agreement and sufficient proof to the Board President that SLF IV – Blackhawk, L.P., has the ability to convey such facilities to the District; (iv) authorize the reimbursements associated with the Series 2020 Bonds, as outlined in the approved reimbursement audit; (v) approve a supplemental reimbursement audit from the District’s auditor for the Jakes Hill improvements, subject to the prior review and approval of the Board President; and (vi) authorize the reimbursements pertaining to the Jakes Hill Condominium Regime, in accordance with the approved supplemental audit, upon receipt of the executed utility conveyance agreement from SLF IV – Blackhawk, L.P. Mr. Klein noted that due to the COVID- 19 pandemic, it may be difficult to assemble a Board together in the future, and that such recommendation would fully address this matter and enable the District’s consultants to make all appropriate reimbursements without the need for another meeting.

After discussion, upon motion by Director English, seconded by Director Twellmann, and unanimously carried, the Board (i) approved and authorized the Board President to execute the utility conveyance agreement from SLF IV – Blackhawk, L.P., as presented, (ii) approved and authorized the Board President to execute the utility conveyance agreement from Rowe Lane Development, Ltd. for the water, wastewater, and drainage facilities for the Lakeside at Blackhawk II, Phase 2B subdivision, upon receipt of the executed utility conveyance agreement from Rowe Lane Development, Ltd.; (iii) approved and authorized the Board President to execute the utility conveyance agreement from SLF IV – Blackhawk, L.P., to convey the water, wastewater, and drainage facilities for the Jakes Hill Condominium Regime upon receipt of the executed agreement and sufficient proof to the Board President that SLF IV – Blackhawk, L.P., has the ability to convey such facilities to the District; (iv) authorized the reimbursements associated with the Series 2020

Bonds, as outlined in the approved reimbursement audit; (v) approved a supplemental reimbursement audit from the District's Auditor pertaining to the Jakes Hill improvements, subject to the prior review and approval of the Board President; and (vi) authorized the reimbursements pertaining to the Jakes Hill Condominium Regime, in accordance with the approved supplemental audit, upon receipt of the executed utility conveyance agreement from SLF IV – Blackhawk, L.P. Copies of the utility conveyance agreement from SLF IV – Blackhawk, L.P. to the District and utility conveyance agreement from Rowe Lane Development, Ltd. to the District are attached as Exhibit "C".

Director Wang stated that the Board would next discuss, consider, and take action as necessary concerning authorizing the District's Bookkeeper to make payments of typical District expenses. Mr. Klein presented this item. He started by stating that the District's Bookkeeper asked that this item be added to the agenda. He noted that with the COVID-19 pandemic, the ability of the District's Board of Directors to meet in person or at all is uncertain. Accordingly, Mr. Klein stated that the District's Bookkeeper was requesting that the Board authorize him to pay the District's expenses each month that are incurred in the ordinary course of business, subject to the prior approval of the Board President, in the event that the District is unable to conduct its regular meeting that month. The Board agreed that this request was reasonable and that it be approved so that the District can meet its obligations and avoid breaching a contract or bond covenants, while minimizing the risk of spreading the Coronavirus. Upon motion by Director English, seconded by Director Twellmann, and unanimously carried, the Board authorized the District's Bookkeeper to pay the District's expenses each month that are incurred in the ordinary course of business, subject to the prior approval of the Board President, in the event that the District is unable to conduct its regular meeting that month.

Director Wang stated that the Board would next discuss, consider, and take action on the approval of the payment of invoices. After discussion, no action was taken by the Board in connection with this item.

There being no further business and upon motion made by Director Twellmann, seconded by Director English, and unanimously carried, the meeting was adjourned at 11:06 a.m. until further call.

PASSED, APPROVED AND ADOPTED THIS 14th day of April, 2020.

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Larry English, Secretary

[DISTRICT SEAL]

**Agenda Item No. 5**  
**Pay Estimate No. 3 for Lakeside at Blackhawk**  
**III, Phase 4**



**RANDALL JONES & ASSOCIATES  
ENGINEERING INC.**

2900 JAZZ STREET • ROUND ROCK, TEXAS 78664

March 27, 2020

Lakeside WCID2C Board of Directors  
c/o Lloyd, Gosselink, Rochelle, & Townsend, P.C.  
816 Congress Ave, Ste. 1900  
Austin, TX 78701

RE: Lakeside at Blackhawk III Phase 4 - Street Excavation and Drainage, Water, Wastewater, and Erosion Control Improvements

RJE Job# 2257


To Whom It May Concern,


The attached pay estimate, submitted by Patin Construction, L.L.C, has been reviewed by this office. Randall Jones & Associates Engineering, Inc. recommends the approval of this pay estimate as presented to the Board of Directors of Lakeside WCID2C.

Pay estimate no. 3                      \$247,368.69

The original contract amount for this project is \$958,050.55. Based on this pay estimate, approximately \$471,690.05 of the work on this project has been completed. This represents approximately 49% of the project. In accordance with the contract documents, 10% retainage for the work completed to date has been withheld from this estimate. If you have any questions or need any additional information, please call.

Very truly yours,

  
J. Keith Collins, P.E.  
TBPE Reg No. F-9784



T:\upvest3

(512) 836-4793 • FAX (512) 836-4817 • TBPE REG No. F-9784

**TO OWNER/CLIENT:**  
Felder-MHI Blackhawk LLC

**PROJECT:**  
2004 Lakeside at Blackhawk III Phase 4  
Jakes Hill Road  
Pflugerville, Texas 78660

**APPLICATION NO:** 3  
**INVOICE NO:** 2004.03  
**PERIOD:** 03/01/20 - 03/31/20  
**PROJECT NO:** 2004  
**CONTRACT DATE:**

**FROM CONTRACTOR:**  
Patin Construction LLC  
Patin Construction LLC 3800 W 2nd St  
Taylor, Texas 76574

**VIA ARCHITECT/ENGINEER:**  
Jeff Birkhead {} (Patin Construction LLC)  
Texas

**CONTRACT FOR:** 2004 Lakeside at Blackhawk III Phase 4 Prime Contract- Utilities

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1	Original Contract Sum	\$958,050.55
2	Net change by change orders	\$0.00
3	Contract Sum to date (Line 1 ± 2)	\$958,050.55
4	Total completed and stored to date (Column G on detail sheet)	\$471,690.05
5	Retainage:	
	a. 10.00% of completed work	\$47,169.01
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$47,169.01
6	Total earned less retainage (Line 4 less Line 5 Total)	\$424,521.04
7	Less previous certificates for payment (Line 6 from prior certificate)	\$177,152.35
8	Current payment due:	\$247,368.69
9	Balance to finish, including retainage (Line 3 less Line 6)	\$533,529.51

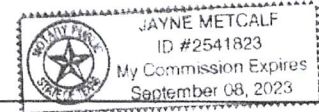
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Patin Construction LLC

By: [Signature] Date: 3/20/2020

State of: Texas  
County of: Williamson  
Subscribed and sworn to before  
me this 26<sup>th</sup> day of March, 2020  
Notary Public: Jayne Metcalf  
My commission expires: 9/8/2023



**ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$247,368.69

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: [Signature] Date: 3/27/30

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract

Felder-MHI Blackhawk LLC

Lakeside Water Control and Improvement District No. 2C Director

By: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

Lakeside Water Control and Improvement District No. 2C District Engineer

By:  Date: 3/27/20

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 3

APPLICATION DATE: 3/26/2020

PERIOD: 03/01/20 - 03/31/20

Contract Lines

ITEM NO.	COST CODE	DESCRIPTION OF WORK	C			D		E		F	G			H	I	
			SCHEDULED VALUE			FROM PREVIOUS APPLICATION (D + E)		THIS PERIOD			MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)				
			QTY	UNIT PRICE	VALUE	QTY	VALUE	QTY	VALUE			QTY	VALUE			% (G / C)
1	None	Clearing (ROW)	1656 5.0	\$0.25	\$4,141.25	1656 5.0	\$4,141.25	0.0	\$0.00	\$0.00	1656 5.0	\$4,141.25	100.00%	\$0.00	\$414.13	
2	None	Clearing (Lots and Offsite)	7051 2.0	\$0.25	\$17,628.00	7051 2.0	\$17,628.00	0.0	\$0.00	\$0.00	7051 2.0	\$17,628.00	100.00%	\$0.00	\$1,762.80	
3	None	Excavation (ROW)	1656 5.0	\$3.00	\$49,695.00	1656 5.0	\$49,695.00	0.0	\$0.00	\$0.00	1656 5.0	\$49,695.00	100.00%	\$0.00	\$4,969.50	
4	None	18" Class III RCP	474 0	\$50.00	\$23,700.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$23,700.00	\$0.00	
5	None	24" Class III RCP	42.0	\$60.00	\$2,520.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,520.00	\$0.00	
6	None	30" Class III RCP	1069 .0	\$78.00	\$83,382.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$83,382.00	\$0.00	
7	None	42" Class III RCP	399 0	\$185.00	\$73,815.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$73,815.00	\$0.00	
8	None	30" Standard Headwall w/Dissipators	1.0	\$4,000.00	\$4,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$4,000.00	\$0.00	
9	None	42" Standard Headwall w/Dissipators	1.0	\$5,000.00	\$5,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,000.00	\$0.00	
10	None	Inlets 10'	11.0	\$4,000.00	\$44,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$44,000.00	\$0.00	
11	None	Standard 4' SS Manhole	2.0	\$4,500.00	\$9,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$9,000.00	\$0.00	
12	None	Standard 5' SS Manhole	1.0	\$5,000.00	\$5,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,000.00	\$0.00	
13	None	Standard 6' SS Manhole	1.0	\$5,500.00	\$5,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,500.00	\$0.00	
14	None	Standard 4' x 3' Junction Box	1.0	\$6,000.00	\$6,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$6,000.00	\$0.00	
15	None	Adjust Manhole Castings	5.0	\$500.00	\$2,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,500.00	\$0.00	
16	None	Grading to Insure Proper Drainage	1.0	\$30,000.00	\$30,000.00	0.7	\$21,000.00	0.3	\$9,000.00	\$0.00	1.0	\$30,000.00	100.00%	\$0.00	\$3,000.00	
17	None	Grading Verification	1.0	\$1,075.00	\$1,075.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,075.00	\$0.00	
18	None	Trench Safety	1983 .0	\$2.00	\$3,966.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$3,966.00	\$0.00	
19	None	Staking Pipe and Channel	2052 .0	\$1.25	\$2,565.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,565.00	\$0.00	
20	None	Rough Cuts	1.0	\$3,280.50	\$3,280.50	0.0	\$0.00	1.0	\$3,280.50	\$0.00	1.0	\$3,280.50	100.00%	\$0.00	\$328.05	
21	None	10 ft. Hike and Bike Trail	1083 .0	\$61.00	\$66,063.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$66,063.00	\$0.00	
22	None	Grade to Drain Channel	69.0	\$25.00	\$1,725.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,725.00	\$0.00	

A ITEM NO.	B COST CODE	B DESCRIPTION OF WORK	C SCHEDULED VALUE			D FROM PREVIOUS APPLICATION (D + E)		E THIS PERIOD		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)			H BALANCE TO FINISH (C - G)	I RETAINAGE
			QTY	UNIT PRICE	VALUE	QTY	VALUE	QTY	VALUE		QTY	VALUE	% (G / C)		
23	None	Remove Existing 30" Headwall	1.0	\$1,500.00	\$1,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,500.00	\$0.00
24	None	Remove Existing 30" RCP	44.0	\$25.00	\$1,100.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,100.00	\$0.00
25	None	Connect to Existing 30" RCP	1.0	\$5,000.00	\$5,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,000.00	\$0.00
26	None	Muck and Backfill Existing Channel	640.0	\$25.00	\$16,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$16,000.00	\$0.00
27	None	8" PVC C900 DR14	1431.0	\$35.00	\$50,085.00	0.0	\$0.00	1431.0	\$50,085.00	\$0.00	1431.0	\$50,085.00	100.00%	\$0.00	\$5,008.50
28	None	12" PVC C900 DR14	1573.0	\$44.00	\$69,212.00	0.0	\$0.00	1573.0	\$69,212.00	\$0.00	1573.0	\$69,212.00	100.00%	\$0.00	\$6,921.20
29	None	5 1/4" Fire Hydrant Assembly	5.0	\$5,500.00	\$27,500.00	0.0	\$0.00	3.0	\$16,500.00	\$0.00	3.0	\$16,500.00	60.00%	\$11,000.00	\$1,650.00
30	None	8" Gate Valve	6.0	\$1,500.00	\$9,000.00	0.0	\$0.00	6.0	\$9,000.00	\$0.00	6.0	\$9,000.00	100.00%	\$0.00	\$900.00
31	None	12" Gate Valve	6.0	\$4,000.00	\$24,000.00	0.0	\$0.00	6.0	\$24,000.00	\$0.00	6.0	\$24,000.00	100.00%	\$0.00	\$2,400.00
32	None	Adjust Valve Castings	17.0	\$250.00	\$4,250.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$4,250.00	\$0.00
33	None	2" Standard Blow-Off	1.0	\$4,000.00	\$4,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$4,000.00	\$0.00
34	None	Double Service	22.0	\$1,500.00	\$33,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$33,000.00	\$0.00
35	None	Single Service	5.0	\$1,300.00	\$6,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$6,500.00	\$0.00
36	None	8" Wet Connection	2.0	\$5,000.00	\$10,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$10,000.00	\$0.00
37	None	12" Wet Connection	1.0	\$5,500.00	\$5,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$5,500.00	\$0.00
38	None	1" Air Release Valve	3.0	\$4,000.00	\$12,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$12,000.00	\$0.00
39	None	Removed Existing 12" PVC	34.0	\$15.00	\$510.00	0.0	\$0.00	34.0	\$510.00	\$0.00	34.0	\$510.00	100.00%	\$0.00	\$51.00
40	None	Trench Safety	3004.0	\$2.00	\$6,008.00	0.0	\$0.00	2400.0	\$4,800.00	\$0.00	2400.0	\$4,800.00	79.89%	\$1,208.00	\$480.00
41	None	Staking	3004.0	\$1.15	\$3,454.60	0.0	\$0.00	3004.0	\$3,454.60	\$0.00	3004.0	\$3,454.60	100.00%	\$0.00	\$345.46
42	None	Staking Services	1.0	\$1,650.00	\$1,650.00	0.0	\$0.00	1.0	\$1,650.00	\$0.00	1.0	\$1,650.00	100.00%	\$0.00	\$165.00
43	None	8" PVC SDR26 0-8'	404.0	\$42.00	\$16,968.00	0.0	\$0.00	404.0	\$16,968.00	\$0.00	404.0	\$16,968.00	100.00%	\$0.00	\$1,696.80
44	None	8" PVC SDR26 8-10'	1032.0	\$46.00	\$47,472.00	850.0	\$39,100.00	182.0	\$8,372.00	\$0.00	1032.0	\$47,472.00	100.00%	\$0.00	\$4,747.20
45	None	8" PVC SDR26 10-12'	262.0	\$50.00	\$13,100.00	262.0	\$13,100.00	0.0	\$0.00	\$0.00	262.0	\$13,100.00	100.00%	\$0.00	\$1,310.00
46	None	Double Service New on New WW Line	16.0	\$1,500.00	\$24,000.00	8.0	\$12,000.00	8.0	\$12,000.00	\$0.00	16.0	\$24,000.00	100.00%	\$0.00	\$2,400.00
47	None	Double Service New on Ex. WW Line	2.0	\$1,500.00	\$3,000.00	0.0	\$0.00	2.0	\$3,000.00	\$0.00	2.0	\$3,000.00	100.00%	\$0.00	\$300.00
48	None	Double Service New Coring Ex. MH	1.0	\$2,000.00	\$2,000.00	0.0	\$0.00	1.0	\$2,000.00	\$0.00	1.0	\$2,000.00	100.00%	\$0.00	\$200.00
49	None	Double Service Ex. Adjusted to Finished Location/Grade	1.0	\$1,000.00	\$1,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,000.00	\$0.00

ITEM NO.	COST CODE	DESCRIPTION OF WORK	C			D		E		F	G			H	I
			SCHEDULED VALUE			FROM PREVIOUS APPLICATION (D + E)		THIS PERIOD			TOTAL COMPLETED AND STORED TO DATE (D + E + F)				
			QTY	UNIT PRICE	VALUE	QTY	VALUE	QTY	VALUE		QTY	VALUE	% (G / C)		
50	None	Single Service New on New WW Line	4.0	\$1,300.00	\$5,200.00	2.0	\$2,600.00	2.0	\$2,600.00	\$0.00	4.0	\$5,200.00	100.00%	\$0.00	\$520.00
51	None	Single Service by Modifying Ex Double Service	2.0	\$1,000.00	\$2,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,000.00	\$0.00
52	None	Single Service Ex. Adjusted to Finished Location/Grade	3.0	\$1,000.00	\$3,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$3,000.00	\$0.00
53	None	Cut-Plug-Abandon Ex Double Service	3.0	\$1,000.00	\$3,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$3,000.00	\$0.00
54	None	Adjust Manhole Castings- Existing	6.0	\$250.00	\$1,500.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,500.00	\$0.00
55	None	Wastewater Manhole 4' Diameter	7.0	\$5,000.00	\$35,000.00	4.0	\$20,000.00	3.0	\$15,000.00	\$0.00	7.0	\$35,000.00	100.00%	\$0.00	\$3,500.00
56	None	Extra Depth Manholes 4' Diameter	6.0	\$500.00	\$3,000.00	2.0	\$1,000.00	4.0	\$2,000.00	\$0.00	6.0	\$3,000.00	100.00%	\$0.00	\$300.00
57	None	Wastewater Drop Manhole 5' Diameter constructed on Ex. WW Manhole	1.0	\$6,000.00	\$6,000.00	0.0	\$0.00	1.0	\$6,000.00	\$0.00	1.0	\$6,000.00	100.00%	\$0.00	\$600.00
58	None	Extra depth 5' Manholes	7.0	\$500.00	\$3,500.00	0.0	\$0.00	7.0	\$3,500.00	\$0.00	7.0	\$3,500.00	100.00%	\$0.00	\$350.00
59	None	Connect to and Construct Drop Structure on Ex. WW Manhole	1.0	\$10,000.00	\$10,000.00	0.0	\$0.00	1.0	\$10,000.00	\$0.00	1.0	\$10,000.00	100.00%	\$0.00	\$1,000.00
60	None	Adjust Manhole Castings- New	8.0	\$250.00	\$2,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,000.00	\$0.00
61	None	Trench Safety	1698.0	\$2.00	\$3,396.00	1112.0	\$2,224.00	586.0	\$1,172.00	\$0.00	1698.0	\$3,396.00	100.00%	\$0.00	\$339.60
62	None	Staking	1698.0	\$1.15	\$1,952.70	1698.0	\$1,952.70	0.0	\$0.00	\$0.00	1698.0	\$1,952.70	100.00%	\$0.00	\$195.27
63	None	Staking Services	1.0	\$1,275.00	\$1,275.00	1.0	\$1,275.00	0.0	\$0.00	\$0.00	1.0	\$1,275.00	100.00%	\$0.00	\$127.50
64	None	Reveg ROW	6239.0	\$0.50	\$3,119.50	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$3,119.50	\$0.00
65	None	Reveg OFFSITE	8195.0	\$0.50	\$4,097.50	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$4,097.50	\$0.00
66	None	SCE	1.0	\$1,500.00	\$1,500.00	0.5	\$750.00	0.5	\$750.00	\$0.00	1.0	\$1,500.00	100.00%	\$0.00	\$150.00
67	None	Silt Fence- Site Construction	3848.0	\$2.50	\$9,620.00	3848.0	\$9,620.00	0.0	\$0.00	\$0.00	3848.0	\$9,620.00	100.00%	\$0.00	\$962.00
68	None	Silt Fence- Post Construction	4537.0	\$2.50	\$11,342.50	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$11,342.50	\$0.00
69	None	Rock Berm (2 @ 20 LF Each)	40.0	\$50.00	\$2,000.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$2,000.00	\$0.00
70	None	Inlet Protection	11.0	\$100.00	\$1,100.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$1,100.00	\$0.00
71	None	Concrete Washout	1.0	\$750.00	\$750.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$750.00	\$0.00
72	None	Staking- Erosion Controls	1.0	\$750.00	\$750.00	1.0	\$750.00	0.0	\$0.00	\$0.00	1.0	\$750.00	100.00%	\$0.00	\$75.00

A ITEM NO.	B COST CODE	B DESCRIPTION OF WORK	C SCHEDULED VALUE			D FROM PREVIOUS APPLICATION (D + E)		E THIS PERIOD		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)			H BALANCE TO FINISH (C - G)	I RETAINAGE
			QTY	UNIT PRICE	VALUE	QTY	VALUE	QTY	VALUE		QTY	VALUE	% (G / C)		
73	None	ESC Matting Class 2, Type E	291.0	\$2.00	\$582.00	0.0	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	0.00%	\$582.00	\$0.00
TOTALS:					\$958,050.55		\$196,835.95		\$274,854.10	\$0.00		\$471,690.05	49.23%	\$486,360.50	\$47,169.01

Grand Totals

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	H BALANCE TO FINISH (C - G)	I RETAINAGE
GRAND TOTALS:		\$958,050.55	\$196,835.95	\$274,854.10	\$0.00	\$471,690.05	49.23%	\$486,360.50	\$47,169.01

**SECTION H  
CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT**

Project: Lakeside @ Blackhawk III, ph. 4 Utilities

Job No. 2004U

On receipt by the signer of this document of a check from Lakeside Water Control and Improvement District No. 2C in the sum of \$247,368.09 payable to Patin Construction LLC, and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Lakeside Water Control and Improvement District No. 2C, located at: Pflugerville TX, 78660 to the following extent: Lakeside @ Blackhawk III, ph. 4 Utilities (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Lakeside Water Control Improvement District No. 2C, as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

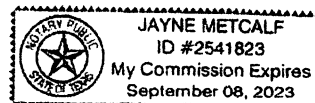
Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date 3/26/2020  
Patin Construction LLC (Company name)  
By J.P.M. (Signature)  
J.P.M. (Title)"

SUBSCRIBED AND SWORN TO BEFORE ME this the 26<sup>th</sup> day of March, 2020.

Jayne Metcalf  
NOTARY PUBLIC, in and for the State of Texas  
My Commission Expires: 9.8.2023



**CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT**

Project Lakeside @ Blackhawk III, phase 4 UTILITIES

Job No. 2004

On receipt by the signer of this document of a check from Lakeside Water Control and Improvement District No. 2C in the sum of \$ 247,368.09 payable to Patin Construction LLC., and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Lakeside Water Control and Improvement District No. 2C, located at Pflugerville Texas to the following extent: Lakeside @ Blackhawk III, phase 4 Utilities (job description).

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to Lakeside Water Control and Improvement District No. 2C.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

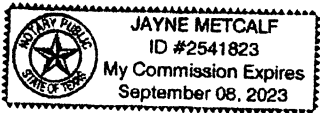
The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

Date 3/26/2020  
Patin Construction LLC (Company name)  
By [Signature] (Signature)  
Sr. P.M. (Title)"

SUBSCRIBED AND SWORN TO BEFORE ME this the 26<sup>th</sup> day of March, 2020.

[Signature]  
NOTARY PUBLIC, in and for the State of Texas

My Commission Expires: 9-8-2023



NOTICE

This document waives rights unconditionally and states that you have been paid for giving up those rights. It is prohibited for a person to require you to sign this document if you have not been paid the payment amount set forth below.

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Lakeside @ Blackhawk III, phase 4 Utilities

Job No. 2004U

The signer of this document has been paid and has received a progress payment in the sum of \$ 149,628.10 for all labor, services, equipment, or materials furnished to the property or to Patin Construction LLC (person with whom signer contracted) on the property of Lakeside Water Control and Improvement District No. 2C (owner) located at Pflugerville TX (location) to the following extent: Lakeside @ Blackhawk III, phase 4 Utilities (job description). The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the above referenced project to the following extent:

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Patin Construction LLC (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

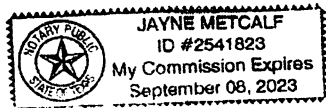
The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date 3/26/20

By Juan Blaney

SWORN TO AND SUBSCRIBED BEFORE ME on this 26<sup>th</sup> day of March, 2020

Notary Public Signature



Jayne Metcalf

**Agenda Item No. 6**  
**Stormwater Management Program**  
**Annual Report**

# Phase II (Small) MS4 Annual Report Form

TPDES General Permit Number TXR040000

## A. General Information

Authorization Numbers: TXR040458, TXR040459, TXR040452, and TXR04060

Reporting Year (year will be either 1, 2, 3, 4, or 5): 1

Annual Reporting Year Option Selected by MS4s:

Calendar Year:  X

Permit Year: \_\_\_\_\_

Fiscal Year: \_\_\_\_\_ Last day of fiscal year: (\_\_\_\_\_)

Reporting period beginning date: (month/date/year) 12/12/2018

Reporting period end date: (month/date/year) 12/31/2019

MS4 Operator Level: Level 2, Phase II

Name of MS4s: Lakeside WCID Nos. 1, 2B, 2C, and 2D (the "Districts")

Contact Name: David J. Klein Telephone Number: (512) 322-5818

Mailing Address: 816 Congress Avenue, Suite 1900, Austin, Texas 78701

E-mail Address: dklein@lglawfirm.com

A copy of the annual report was submitted to the TCEQ Region: YES  X  NO

Region the annual report was submitted to: TCEQ Region 11

## B. Status of Compliance with the MS4 GP and SWMP

1. Provide information on the status of complying with permit conditions:  
(TXR040000 Part IV.B.2)

	Yes	No	Explain
Permittee is currently in compliance with the SWMP as submitted to and approved by the TCEQ.	X		
Permittee is currently in compliance with recordkeeping and reporting requirements.	X		
Permittee meets the eligibility requirements of the permit (e.g., TMDL requirements, Edwards Aquifer limitations, compliance history, etc.).	X		

Permittee conducted an annual review of its SWMP in conjunction with preparation of the annual report	X		
---	---	--	--

2. Provide a general assessment of the appropriateness of the selected BMPs. You may use the table below to meet this requirement (**see Example 1 in instructions**):

<b>MCM(s)</b>	<b>BMP</b>	<b>BMP is appropriate for reducing the discharge of pollutants in stormwater (Answer Yes or No and explain)</b>
1	Stormwater Committee: Conduct quarterly Stormwater Committee meetings to provide updates on the SWMP and receive comments from citizens regarding local stormwater issues.	Yes. Such meetings provide an opportunity for the Districts to identify areas and/or facilities that need attention and provide for the clean-up and maintenance of any such areas and/or facilities as well as address the prevention of discharges. Minutes of the Districts' Stormwater Committee meetings are attached here as <b>Exhibit A</b> <sub>[MMC1]</sub> .
1, 2	Stormwater Reporting: Advertise (and review and update, as needed) appropriate phone numbers and websites for citizens to participate in the implementation of MCMs by reporting illicit discharges, illegal dumping, spills, and construction site discharge issues.	Yes. The links and contact information made available on the Districts' website allows citizens to report stormwater concerns directly to neighboring traditional MS4s with greater enforcement authority than the Districts. A copy of the Districts' "Stormwater Management & Conservation" webpage is attached here as <b>Exhibit B</b> <sub>[MMC2]</sub> .
1	Development and Utilization of Educational Materials: Develop and distribute materials to educate the public on stormwater impacts and ways to minimize stormwater pollution.	Yes. Web pages provide an especially effective means of disseminating information. The Districts' existing website provides important information on stormwater management as well as links and contact information for citizens to report illicit discharges and other stormwater issues. See <b>Exhibit B</b> . Further, the Districts are currently in the process of developing their own individual websites, all of which are expected to better facilitate the public's access to stormwater-related information and resources.

1	SWMP Review: Conduct an annual review of the Districts' shared SWMP and perform any necessary updates.	Yes. Annually reviewing the Districts' SWMP allows for the adoption and implementation of any updates necessary to ensure, to the maximum extent practicable, that pollutants of concern are prevented from entering the Districts' MS4s.
2	MS4 Outfall Map: Maintain an updated map of the Districts' collective MS4s, indicating the location of stormwater outfalls operated by the Districts and that discharge into waters of the U.S., and the location(s) and name(s) of all surface waters receiving discharges from the Districts.	Yes. An up-to-date outfall map is essential for the Districts and their contractors to conduct effective drainage maintenance and inspections. See <b>Exhibit C</b> [MMC3].
2, 5	MS4 Outfall Inspections: Conduct inspections of all outfalls in the Districts' MS4s (once per permit term) to identify and reduce illicit discharges.	Yes. The Districts' landscape maintenance contracts, included here as <b>Exhibit D</b> [MMC4], require ongoing outfall screening and cleaning in order to detect and prevent pollutants of concern from entering the stormwater system.
3, 4	Regulatory Mechanisms: Coordinate with neighboring MS4s and/or the TCEQ for construction site stormwater runoff control enforcement assistance.	Yes. Close coordination between the Districts and neighboring traditional MS4s prevents pollution by ensuring that the entity best suited to enforce stormwater protections may easily do so.
5	Waste/Debris Collection: Conduct waste/debris collection to reduce floatable material discharges to the Districts' collective MS4 area.	Yes. The Districts' landscape maintenance contracts require contractors to conduct regular screening and cleaning of outfalls to identify and prevent pollutants of concern from entering the stormwater system. See <b>Exhibit D</b> .

5	Pesticide and Herbicide Application: Maintain the proper use of pesticide and herbicide products, and develop and/or provide public education regarding the use of pesticides, insecticides, herbicides, fungicides, and/or rodenticides.	Yes. The Districts' land maintenance contracts require contractors to attempt in all circumstances to avoid the use of pesticides, insecticides, herbicides, fungicides and/or rodenticides. See <b>Exhibit D</b> . Contractors are also required to report any such use, providing an opportunity for the Districts to better safeguard the MS4 in the event pesticides or herbicides have been or will be applied. Such reports are attached here as <b>Exhibit E</b> [MMC5].
5	Park and Open Space Maintenance: Reduce the discharge of landscaping and lawn care waste from District-owned facilities through contractor oversight.	Yes. The Districts' landscape maintenance contracts require contractors to remove landscape debris and trash after each service visit, thereby preventing such debris from entering the stormwater system. See <b>Exhibit D</b> .

3. Describe progress towards achieving the goal of reducing the discharge of pollutants to the MEP. If no progress was made or the BMP did not result in a reduction in pollutants, provide an explanation. Use the table below to meet this requirement (**see Example 2 in instructions**):

<b>MCM</b>	<b>BMP</b>	<b>Information Used</b>	<b>Quantity</b>	<b>Units</b>	<b>Does the BMP Demonstrate a Direct Reduction in Pollutants? (Answer Yes or No and explain)</b>
1	Stormwater Committee	Recorded attendance, minutes, and agenda records	4	Meetings	No, but such meetings provide an opportunity for the Districts to identify areas and/or facilities that need attention and provide for the clean-up and maintenance of any such areas and/or facilities as well as address the prevention of discharges. See <b>Exhibit A</b> .

1, 2	Stormwater Reporting	Phone numbers and websites for citizens to report illicit discharges, illegal dumping, spills, and/or construction site discharge issues	1	Webpage	No, but the Districts' practice of providing such information facilitates greater enforcement of the SWMP. See e.g., <b>Exhibit B.</b>
1	Development and Utilization of Educational Materials	Materials to educate the public on stormwater impacts and ways to minimize stormwater pollution	1	Webpage	No, but this practice educates the general public and may prevent future illicit discharges. See e.g., <b>Exhibit B.</b>
1	SWMP Review	SWMP	1	Review	No, but SWMP review allows the Districts to assess existing program elements, modify them as necessary, and develop and implement new elements, as necessary, to reduce to the maximum extent practicable.
2	MS4 Outfall Map	Map	1	Review	No, but it is important that the outfall map remain current as it is essential for the Districts and their contractors to conduct effective maintenance and inspections. See <b>Exhibit C.</b>
2, 5	MS4 Outfall Inspections	Monitoring	Year-round	Inspections	Yes, because the Districts require their land maintenance contractors to screen and clean outfalls during each service visit overflows are prevented and trash, silt, and other pollutants that could otherwise be introduced into the MS4 are removed. See <b>Exhibit D.</b>

3, 4	Regulatory Mechanisms	Collaboration with neighboring MS4s	As-needed	Enforcement	No, but coordinating with neighboring MS4s and the TCEQ allows for otherwise unachievable enforcement assistance within the Districts' non-traditional MS4s.
5	Waste/Debris Collection	Lakeside Stormwater Pollution Prevention Reports	Year-round	Collection	Yes. The Districts require their land maintenance contractors to screen and clean outfalls during each service visit, which reduces floatable material discharges to the Districts' MS4s. See <b><u>Exhibit D.</u></b>
5	Pesticide and Herbicide Application	Lakeside Stormwater Pollution Prevention Reports	Year-round	Reporting	Yes. Ensuring that the Districts' contractors and staff maintain the proper use of pesticide and herbicide products prevents such pollutants from being released into the MS4. See <b><u>Exhibit D.</u></b>
5	Park and Open Space Maintenance	Lakeside Stormwater Pollution Prevention Reports	Year-round	Reporting	Yes. Contractor oversight reduces the discharge of landscaping and lawn care waste from the Districts' facilities by requiring that contractors remove landscape debris and trash following each service visit. See <b><u>Exhibit D.</u></b>

4. Provide the measurable goals for each of the MCMs, and an evaluation of the success of the implementation of the measurable goals (**see Example 3 in instructions**):

<b>MCM(s)</b>	<b>Measurable Goal(s)</b>	<b>Explain progress toward goal or how goal was achieved. If goal was not accomplished, please explain.</b>
1	Conduct regular Stormwater Committee meetings in accordance with the developed schedule.	Met goal. Minutes of the quarterly Stormwater Committee meetings, which are attached here as <b>Exhibit A</b> , reflect the Districts' ongoing collaboration as a coalition, and with other neighboring MS4s, to meet all applicable SWMP requirements within their respective MS4s.
1	Record attendance, take minutes, and maintain records of agenda, attendance, and minutes.	Met goal. See <b>Exhibit A</b> .
1	Report on the number of meetings held and subjects presented.	Met goal. See <b>Exhibit A</b> .
1, 2	Advertise appropriate phone numbers and websites for citizens to report illicit discharges, illegal dumping, spills, and construction site discharge issues.	Met goal. See <b>Exhibit B</b> .
1, 2	Conduct review of reporting hotlines and websites currently made available by the Districts, and make any necessary updates.	Met goal. Reporting information on the Districts' website was reviewed prior to submitting this annual report. Further, the Districts are currently in the process of developing their own individual websites, all of which are expected to better facilitate the public's access to stormwater-related information and resources. See <b>Exhibit B</b> .

1	Develop and/or provide educational materials to the Districts' Boards of Directors and consultants concerning stormwater-related issues.	Met goal. See <b>Exhibit B</b> . Additionally, as demonstrated by minutes of Stormwater Committee meetings, additional stormwater educational materials were reviewed and considered by the Stormwater Committee in preparing its shared SWMP. See <b>Exhibit A</b> .
1	Conduct review of SWMP and perform any necessary updates.	Met goal. The Districts' SWMP was reviewed and updated prior to submitting notice, on July 23, 2019, of the Districts' intent to obtain renewal authorizations under TPDES General Permit No. TXR040000 for Phase II Small MS4s.
2	Maintain an updated map of the Districts' collective MS4s, showing name(s) of all surface waters receiving discharge from the MS4s' outfalls.	Goal met. Map is maintained, and updated as needed, by the Districts' engineer. See <b>Exhibit C</b> .
2, 5	Complete inspections of 20% of outfalls that discharge to the Districts' MS4s.	Goal met. At least 20% of the Districts' outfalls were visually inspected by the Districts' Engineer. In addition, the Districts require their land maintenance contractors to screen and clean outfalls during each service visit. See <b>Exhibit C</b> .
3, 4	Coordinate with neighboring MS4s and/or the TCEQ for construction site enforcement assistance.	Goal met. The Districts report illicit discharges to Travis County and/or the City of Pflugerville as needed. The City also corresponds with the Districts on a monthly basis because it operates their water and wastewater facilities. Further, Stormwater Committee meetings between the Districts, their landscaping services contractors, and their engineer are conducted quarterly.
5	Conduct waste/debris collection to reduce floatable material discharges to the Districts' collective MS4 area.	Goal met. The Districts require their land maintenance contractors to screen and clean outfalls during each service visit. See <b>Exhibit D</b> .

5	Ensure District contractors and their staff maintain the proper use of pesticide and herbicide products.	Goal met. The Districts' land maintenance contracts require contractors to attempt in all circumstances to avoid the use of pesticides, insecticides, herbicides, fungicides and/or rodenticides. Contractors are also required to report any such use to the Districts. See <b>Exhibits D</b> and <b>E</b> .
5	Reduce the discharge of landscaping and lawn care waste from District-owned facilities through contractor oversight.	Goal met. The Districts' landscape maintenance contracts require contractors to remove landscape debris and trash after each service visit. See <b>Exhibit D</b> .

### C. Stormwater Data Summary

Provide a summary of all information used, including any lab results (if sampling was conducted) to assess the success of the SWMP at reducing the discharge of pollutants to the MEP. For example, did the MS4 conduct visual inspections, clean the inlets, look for illicit discharge, clean streets, look for flow during dry weather, etc.?

**The Districts have not yet conducted analytical monitoring of stormwater quality, but the Districts' engineer and landscape maintenance contractors conduct visual observations of all outfalls within the MS4s. No illicit discharges have been discovered during these dry-weather screenings. The Districts' land maintenance contractors also provide reports to the Districts regarding litter collection, illegal dumping activities, pollutants of concerns, and whether pesticides, insecticides, herbicides, fungicides, and/or rodenticides were used in the performance of their services. See Exhibit E, Lakeside Stormwater Pollution Prevention Reports completed during Year 1.**

### D. Impaired Waterbodies

1. Identify whether an impaired water within the permitted area was added to the latest EPA-approved 303(d) list or the Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d). List any newly-identified impaired waters below by including the name of the water body and the cause of impairment.

**No impaired water within the permitted area was added to the latest EPA-approved 303(d) list or the Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d).**<sup>[MMC6]</sup>

2. If applicable, explain below any activities taken to address the discharge to impaired waterbodies, including any sampling results and a summary of the small MS4's BMPs used to address the pollutant of concern.

**N/A**

3. Describe the implementation of targeted controls if the small MS4 discharges to an impaired water body with an approved TMDL.

**N/A**

4. Report the benchmark identified by the MS4 and assessment activities:

<b>Benchmark Parameter</b> <i>(Ex: Total Suspended Solids)</i>	<b>Benchmark Value</b>	<b>Description of additional sampling or other assessment activities</b>	<b>Year(s) conducted</b>
N/A	N/A	N/A	N/A

5. Provide an analysis of how the selected BMPs will be effective in contributing to achieving the benchmark:

<b>Benchmark Parameter</b>	<b>Selected BMP</b>	<b>Contribution to achieving Benchmark</b>
N/A	N/A	N/A

6. If applicable, report on focused BMPs to address impairment for bacteria:

<b>Description of bacteria-focused BMP</b>	<b>Comments/Discussion</b>
N/A	N/A

7. Assess the progress to determine BMP's effectiveness in achieving the benchmark.

For example, the MS4 may use the following benchmark indicators:

- number of sources identified or eliminated;
- number of illegal dumpings;
- increase in illegal dumping reported;
- number of educational opportunities conducted;
- reductions in sanitary sewer flows (SSOs); /or
- increase in illegal discharge detection through dry screening.

<b>Benchmark Indicator</b>	<b>Description/Comments</b>
N/A	N/A

### **E. Stormwater Activities**

Describe activities planned for the next reporting year:

<b>MCM(s)</b>	<b>BMP</b>	<b>Stormwater Activity</b>	<b>Description/Comments</b>
1	Stormwater Website	Develop and maintain a stormwater website and/or webpage(s) to ensure that the public can easily find information about the SWMP, and to inform citizens about steps that can be taken to improve water quality and prevent stormwater pollution.	Review and update Districts' existing stormwater website(s).
1	Development and Utilization of Educational Materials	Develop and distribute materials to educate the public on stormwater impacts and ways to minimize stormwater pollution.	Conduct review of Districts' existing educational materials and update as necessary.

2	MS4 Outfall Map	Maintain an updated map of the Coalition members' collective MS4s, indicating the location of stormwater outfalls operated by the Coalition and that discharge into waters of the U.S., and the location(s) and name(s) of all surface waters receiving discharges from the Coalition.	Review and update Districts' existing outfall map(s) as necessary.
2, 5	Outfall Maintenance Plan	Develop and implement an outfall maintenance plan requiring the annual screening of 20% of outfalls so that 100% of Coalition outfalls are screened by the end of the permit term.	Develop outfall maintenance plan requiring the annual screening of 20% of outfalls so that 100% of outfalls are screened by the end of the permit term.
2, 5	MS4 Outfall Inspections	Conduct inspections of all outfalls in the Coalition's MS4s (once per permit term) to identify and reduce illicit discharges.	Complete inspections of 40% of outfalls that discharge to the Coalition's MS4s.
3, 4	Rules for Construction Activity	: Develop and implement rules and/or standard operating procedures ("SOPs") for construction activities completed within the Coalition's collective MS4 boundaries.	Develop rules and/or SOPs for construction activity to be completed within the Coalition's collective MS4 boundaries.
5	Waste Disposal Procedures	Develop and/or provide information on procedures for the appropriate disposal of various waste materials.	Review Districts' existing website(s) and/or educational materials regarding waste disposal procedures and update as necessary.

5	Landscaping and Lawn Care	Reduce the discharge of landscaping and lawn care waste from third party facilities through public education.	Review Districts' existing website(s) and/or educational materials regarding landscaping and lawn care and update as necessary.
5	Illegal Dumping Mitigation	Identify and investigate illegal dumping locations to bring about remediation and/or encourage reporting of illegal dumping activities.	Review Districts' existing illegal dumping reporting mechanisms and update as necessary.

**F. SWMP Modifications** [MMC7]

- The SWMP and MCM implementation procedures are reviewed each year.  
 Yes  No
- Changes have been made or are proposed to the SWMP since the NOI or the last annual report, including changes in response to TCEQ's review.  
 Yes  No

If "Yes," report on changes made to measurable goals and BMPs:

MCM(s)	Measurable Goal(s) or BMP(s)	Implemented or Proposed Changes (Submit NOC as needed)

**Note:** If changes include additions or substitutions of BMPs, include a written analysis explaining why the original BMP is ineffective or not feasible, and why the replacement BMP is expected to achieve the goals of the original BMP.

- Explain additional changes or proposed changes not previously mentioned (i.e. dates, contacts, procedures, annexation of land, etc.).

## G. Additional BMPs for TMDLs and I-Plans

Provide a description and schedule for implementation of additional BMPs that may be necessary, based on monitoring results, to ensure compliance with applicable TMDLs and implementation plans.

BMP	Description	Implementation Schedule (start date, etc.)	Status/Completion Date (completed, in progress, not started)
N/A	N/A	N/A	N/A

## H. Additional Information

1. Is the permittee relying on another entity to satisfy any permit obligations?

Yes  No

If "Yes," provide the name(s) of other entities and an explanation of their responsibilities (add more spaces or pages if needed).

Name and Explanation:

**All Districts listed below participated in the development of a shared SWMP and have agreed to contribute to its implementation. Each District is responsible for meeting all applicable SWMP requirements within the boundaries of its MS4. Each District's Board of Directors is responsible for the overall implementation of the SWMP. As non-traditional MS4s, the Districts will implement the program to the Maximum Extent Practicable, but will rely on neighboring MS4 operators and the Texas Commission on Environmental Quality for additional enforcement assistance as allowed by Part III Section A.3(b)(2) of TPDES General Permit No. TXR040000.**

Entity	Unique TXR04 No.	Customer No.	Regulated Entity No.
Lakeside WCID No. 1	TXR040458	600665491	105489058
Lakeside WCID No. 2B	TXR040459	601528755	105489090
Lakeside WCID No. 2C	TXR040452	601521271	105489793
Lakeside WCID No. 2D	TXR040460	601499692	107530933



## J. Certification

If this is this a system-wide annual report including information for all permittees, each permittee shall sign and certify the annual report in accordance with 30 TAC §305.128 (relating to Signatories to Reports).

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

Name (printed): \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of MS4: Lakeside Water Control and Improvement District No. 1

**If you have questions on how to fill out this form or about the Stormwater Permitting program, please contact us at 512-239-4671.**

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512-239-3282.

## J. Certification

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Name (printed): \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of MS4: Lakeside Water Control and Improvement District No. 2B

**If you have questions on how to fill out this form or about the Stormwater Permitting program, please contact us at 512-239-4671.**

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Name (printed): \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of MS4: Lakeside Water Control and Improvement District No. 2C

**If you have questions on how to fill out this form or about the Stormwater Permitting program, please contact us at 512-239-4671.**

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## J. Certification

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*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

Name (printed): \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of MS4: Lakeside Water Control and Improvement District No. 2D

**If you have questions on how to fill out this form or about the Stormwater Permitting program, please contact us at 512-239-4671.**

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512-239-3282.

**Agenda Item No. 8**  
**Proposal from Jones-Heroy & Associates, Inc.**  
**(Bond Issue No. 10)**



**JONES - HEROY & ASSOCIATES, INC.**

April 10, 2020

**Via E-Mail**

Board of Directors  
Lakeside WCID No. 2C  
c/o Mr. David Klein  
Lloyd Gosselink Rochelle & Townsend, P.C.  
816 Congress Avenue, Suite 1900  
Austin, TX 78701

Re: Lakeside Water Control & Improvement District No. 2C (District)  
Proposal to Prepare a Bond Application, Bond Issue No. 10;  
JHA No. 0038-021

Dear Board of Directors:

Jones – Heroy & Associates, Inc. (JHA) appreciates the opportunity to submit this proposal to the District for professional services. Services include the preparation and submittal of a bond application report in support of an application to the Texas Commission on Environmental Quality (TCEQ) by the District for sale of recreational bonds. We propose the following scope of services and corresponding fees.

**SCOPE OF SERVICES:**

1. Compile information and documentation needed for the report from the District's files and received from the District's attorneys, engineer, financial advisor and developer seeking reimbursement.
2. Prepare a bond application report following the rules of the TCEQ applicable to the bond review process described in Rule 30 TAC Chapter 293, Subchapter E.
3. Submit a draft copy of the report to the District and its consultants for review and comment.

4. Upon approval by the board of directors of the District the application package will be submitted to the TCEQ for their review.
5. Respond to engineering-related questions and comments that result from the TCEQ's review of the application.
6. Assist the District's financial advisor and bond counsel in the preparation of the official offering statement for sale of the bonds.

Additional items not included in this proposal but which will be required from others are:

1. Certified copy of the district board's resolution authorizing submission of application for bond issuance;
2. Filing fee of \$500;
3. Exhibits for the engineering report, including a land use map showing all previous and proposed bond projects with proposed development and facilities;
4. Financial information required by TCEQ rules including historical tax data, cash and investment balances as of the date of the application, outstanding bonded indebtedness, debt service schedule for the proposed and outstanding bonds, build-out projections, projected cash flow analysis based on growth and no-growth scenarios and a current tax assessors affidavit of current taxable value in the District;
5. If it is determined that the District qualifies for an expedited review pursuant to TCEQ rules, signatures from the District's bond counsel and financial advisors on the required certificate of completion form will be needed.

### **COMPENSATION AND PAYMENT**

We propose to provide the services described above for a lump sum fee of \$35,000. In addition, certain out-of-pocket expenses, including reproduction, deliveries, automobile mileage, and travel expenses will be billed at JHA's direct cost. We will invoice you monthly based on percent completion, subject to the District's verification. Payment is due in our offices within thirty (30) days after the invoice is received.

If additional work is requested by the District such as a Purchase of Facilities Application, Release from Escrow, Change in Scope or Use of Surplus Funds, we will perform the additional services based on the attached hourly rate schedule (**Exhibit A**).

**LIMITATION OF LIABILITY**

JHA's liability to the Client for any cause or combination of causes is in the aggregate limited to an amount no greater than JHA's insurance limits.

**H.B. No. 89 VERIFICATION**

By signing and entering into this Contract, JHA verifies it does not boycott Israel and will not boycott Israel during the term of the Contract.

**CLOSING**

We appreciate the opportunity to present this proposal and look forward to working with you on this project. Provided this Scope of Services and compensation arrangement are acceptable to you, please sign in the space provided and return one original to our office. Our proposal is valid for 120 days. If you have any questions or comments, please contact me.

Very truly yours,  
**JONES – HEROY & ASSOCIATES, INC.**

Ken Heroy, P.E.  
President

**ACCEPTED ON BEHALF OF LAKESIDE  
WATER CONTROL & IMPROVEMENT  
DISTRICT NO. 2C**

By: \_\_\_\_\_, Date \_\_\_\_\_  
President

**ATTACHMENT A**

**JONES - HEROY & ASSOCIATES, INC.**

**TYPICAL COMPENSATION FOR PROFESSIONAL SERVICES ON TIME AND MATERIALS AND ESTIMATED FEE BASIS**

Professional services performed on a time and material basis and estimated fee basis will be based on each employee's hourly rate, which is based on level of experience and expertise. The current rates of various staff categories are as follows and are updated from time to time:

<b>Staff Category</b>	<b>Hourly Rate</b>
President / Project Engineer	\$ 200.00 per hour
Associate / Senior Project Manager	\$175.00 per hour
Project Manager/ Project Engineer	\$150.00 per hour
Graduate Engineer	\$ 130.00 per hour
Technician	\$ 110.00 per hour
Administrative	\$ 95.00 per hour

Reimbursable expenses such as copies, delivery charges, and mileage will be billed at JHA's direct cost.

**Agenda Item No. 9**  
**Recreational Facilities Reports**

**RECREATIONAL FACILITIES REPORT**  
**FOR PARK AT BLACKHAWK RECREATIONAL FACILITIES**

**April 9, 2020**

- I. BUDGETED MAINTENANCE AND REPAIR PROJECTS IN REMAINDER OF DISTRICTS' FISCAL YEAR (AND ESTIMATED COSTS)**
- II. OTHER ISSUES FOR DISTRICTS' ATTENTION AND/OR APPROVAL (CONDITIONS OF BUILDINGS, EQUIPMENT, IRRIGATION SYSTEM, BUDGET VARIANCES, OUTCOME OF BIDDING OF WORK, ETC.)**
- III. UNBUDGETED ITEMS THAT NEEDED ATTENTION/WORK COMPLETION**
  - a) We are waiting on a quote to replace the two ballfield doors. These doors are original to the building. I have advised our vendor to please get a solid quote as soon as possible so we can get this project started and finished UPDATE: 4/08/2020 Project is complete. And total cost for replacement was \$4,421.28.
  - b) Harrier Flight docks- I am currently getting quotes to repair/replace the docks at harrier flight. We will have pricing on next month's report but wanted to make you aware this is something we are looking at. UPDATE 4/08/2020: Project is Complete. The total cost became a bit higher than what we planned originally. After the project started JE Services realized they needed to do a little more repair work on the actual structure that they couldn't see with all boards still intact. He also spoke to me about the idea of not drilling screws into the face of the new composite boards. This was recommended to go with to prevent rust and rot around nail heads that would be on the face of the new composite boards. Although I would have preferred, he suggest this at the beginning, looking at the alternative which was best described as a tough-n-groove board that would not show nail screws, I decided to go with that. Not only would it prevent water damage in a new nice dock, but aesthetically it looks a lot better. Total cost for both docks to be replaced was \$7,503.28.
  - c) Water Fountain Replacement- I have attached a quote to replace the water fountain at the playground located at the Amenity Center. The one we currently have has continued to have issues. I am suggesting we upgrade to a fountain that is ADA compliant, as well as offers a dog bowl at the bottom for residents who walk their dogs on the trails. We have had an influx of residents bringing their dogs in the facility during UPDATE: 4/08/2020 Project pending completion. Fountain has been ordered, but project has been stalled due to COVID and vendor being low on staff and supplies. Will update in May.

**Recreational Facilities Report for Reserve at Westcreek  
Reporting Period February 2- 29, 2020**

**1. List maintenance and repair projects identified or started during the reporting period, current status, costs, and budget**

- 1.
- 2.
- 3.
- 4.
- 5.

**2. Planned maintenance and repair projects in remainder of RWC fiscal year, estimated costs and budget**

The clubhouse floors are in need of repair. Bids have been submitted awaiting to hear from WCID engineer.

**3. Other issues for Districts' attention and/or approval (conditions of buildings, equipment, irrigation system, budget variances, outcome of bidding work, etc.)**

- 1.
- 2.
- 3.
- 4.
- 5.

**Budget trending/issues identified for January 2020 (see detail on "WCID" tab):**

No budget issues in January. Expenses are 5% of total budget with 17% of the budget year elapsed (Calendar Year Budget Cycle). Only one line items have exceeded the 25% trend (discussed below) but overall the budget spending is being managed closely and overspending in some line items will be offset by savings in others.

GL 5075 January purchase of computer and office supplies

**Upcoming Projects:**

- 1.
- 2.

**Agenda Item No. 11**  
**Cybersecurity Awareness Training**

## Texas Department of Information Resources

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### Information Security

# Security Awareness Training Certification (HB 3834)

## Overview

[House Bill \(HB\) 3834 \(86R\)](#) requires DIR in consultation with the Texas Cybersecurity Council to certify at least five cybersecurity training programs for state and local government employees and also requires state and local government employees to complete a certified training program. The sections that follow explain the annual timeline for certification of trainings, the training and reporting requirements for state agencies, local governments, and contractors, the certification requirements for cybersecurity training programs, and a listing of certified programs.

### [Annual Timeline](#)

### [Annual Training Requirements](#)

### [Reporting Requirements](#)

- [State Agencies](#)
- [Local Governments](#)

### [Texas Cybersecurity Training Certification Requirements](#)

- [Certified Training Programs](#)
- [Course Content Requirements](#)
- [Course Certification Checklist](#)
- [Application Guide for Security Awareness Training Program Certification](#)
- [Certification Exception](#)

### [FAQs](#)

- [Assistance Program Certification](#)
- [State Agency and Contractor Training Requirements](#)
- [Local Government Training Requirements](#)

- Training Completion and Reporting Requirements

## Annual Timeline

The timeline below outlines the annual certification and requirements for compliance with HB 3834.

<b>Date</b>	<b>Entity</b>	<b>Description</b>
Annually	All governmental organizations	Train employees on certified training programs.
March 15 - April 30	DIR	DIR with consultation of the Texas Cybersecurity Council reviews requirements of the certified training programs.
April 2020	DIR	Publishes web form for local governments to report completion of training.
April 30, 2020	Training providers	Submission of training programs for 2019-2020 closes. After April 30, 2020, all training program applications will be processed annually from June 1 - July 31.
May 15	DIR	Updated list of certification requirements published.
June 1	Training providers and local governments	Submission of training programs begins.
June 1	State agencies	Complete training of all employees and elected/appointed officers. Biennially report on completion of training to DIR via your agency's security plan.

June 14	Local governments	Complete training of all employees and elected officials.
June 15	Local governments	Report completion of training to DIR via the web form.
July 31	Training providers	Submission of training program ends.
August 31	DIR	New list of certified training providers published.

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## Annual Training Requirements

State and local governments are required to train their employees annually on a certified training program. Employees required to complete the training are outlined in the table below.

Entity Type	Training Required For	Training Due Date
State Agencies	<ul style="list-style-type: none"> <li>• Employees who use a computer at least 25 percent of the employee's required duties.</li> <li>• Elected or appointed officers of the agency.</li> </ul>	June 1
State Agency Contractors	<ul style="list-style-type: none"> <li>• Contractors who have access to a state computer system or database.</li> </ul>	During the term of the contract and during any renewal period.
Local Governments	<ul style="list-style-type: none"> <li>• Employees who have access to a local government computer.</li> </ul>	June 14, 2020

- **Elected officials.**