

MINUTES OF MEETING OF BOARD OF DIRECTORS OF NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1

August 17, 2015

THE STATE OF TEXAS §
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COUNTIES OF TRAVIS §
 AND WILLIAMSON §

A regular meeting of the Board of Directors of North Austin Municipal Utility District No. 1, open to the public, was held on August 17, 2015, at the Rattan Creek Community Center, 7617 Elkhorn Mountain Trail, Austin, Texas, pursuant to notice duly given in accordance with law. A copy of the Certificate of Posting of said Notice is attached hereto as Exhibit "A".

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

Alan McNeil	-	President
Donald G. Conklin	-	Vice President
Jo Jones	-	Secretary
Keith Collins	-	Treasurer
Kim Green	-	Assistant Secretary/Treasurer

and all of said Directors were present, except for Director Conklin, thus constituting a quorum. Also in attendance at the meeting were Gary Spoons with Crossroads Utility Services; Mary Bott with Bott & Douthitt, P.L.L.C.; David Malish with Murfee Engineering Co., Inc.; Richard Fadal with TexaScapes; Bill Burke with Clearwater Management; Scott Swanson with LaCosta Environmental, LLC; and Chief John Kiracofe with the Jollyville Fire Department.

Director McNeil called the meeting to order at 6:04 p.m. and stated that the Board would first hear from Mr. Spoons regarding the fire hydrant survey that was currently underway. Mr. Spoons reported that at least 5 hydrants would need to be replaced and that others would need repairs. He noted a particular hydrant at Montequ Drive and Marrero Drive that would need to be replaced due to a car accident, stating that the driver's insurance will cover the cost of replacement but there may be additional costs for a value replacement. He noted that the replacement of the hydrant at the park entrance and Tomayo Drive entrance would require the Community Center to be shut down due to lack of water. He reported he aimed to have this completed on September 1, 2015. Mr. Spoons then introduced Chief Kiracofe to discuss signage and other enhancements to the District's trail system in order to improve public safety. Chief Kiracofe stated that Captain Gleason was currently working on implementing a GPS system for Williamson County to improve first responders' time to situations in the district parks and trails. There was discussion about ways to improve emergency dispatch reports and Chief Kiracofe stated he believed multiple agencies would need to be involved to develop an appropriate system.

Director McNeil stated that the Board would then receive the bookkeeper's report and consider bills, invoices, transfers and investments. Ms. Bott reviewed the cash activity report and stated that the items for approval included director and vendor payments, a transfer in the amount of \$250,000 from First Citizen's Operating Account to the First Citizens Manager's Account; a transfer in the amount of \$230,000 from the Compass Lockbox Account to the First Citizens Operating account; and a transfer in the amount of \$200,000 from the TexPool Operating Account to the First Citizens Operating Account. Ms. Bott then recommended

renewal of the Allegiance Bank General Fund Certificate of Deposit in the amount of \$240,000, which matures on August 23, 2015, for a term of one year. Upon motion by Director Collins and second by Director Green, the Board voted 4-0 to approve the bills, invoices, transfers, and renewals as presented.

Director McNeil stated that the Board would next review the revised schedule for adopting the 2015-2016 budget and 2015 tax rate. Mr. Spoonts noted that there had been difficulty receiving the correct rates for City of Austin water and wastewater but he was looking into it further so that the correct information could be presented in the 2015-2016 budget. Director McNeil stated that there would need to be a Budget Work Session September 3, 2015 so that the 2015-2016 Budget could be adopted by the Board meeting on September 14, 2015. The Board tabled further budget and tax rate discussion until more information could be presented at the August 19, 2015 Board meeting.

Director McNeil then stated that the Board would next receive the park and landscape maintenance report. Mr. Spoonts introduced Scott Swanson to discuss establishing a revised Water Conservation & Drought Contingency Plan. Mr. Swanson referred the Board to the draft provided in the packet and stated that the main goals were to comply with state regulations as well as to provide a solid foundation for public education. He stated the plan would need to be updated and revised as needed, and at least every 5 years. He reported that the plan contained requirements for public involvement, ongoing education for public, and notifications. There was further discussion regarding watering schedules, stage progression, and how each Living Unit Equivalent (LUE) and water usage was calculated. Director Collins made a motion to adopt the Water Contingency Plan as presented, attached as **Exhibit "B"**. Director Green seconded the motion, and the Board approved with a vote of 4-0. Mr. Swanson stated that he would provide copies of the Plan to regions K & G.

Mr. Fadal then presented his report to the Board and reported a nearly ninety percent completion of the tree removal project, noting that a resident requested certain trees be left for wildlife habitat. Mr. Fadal reported he agreed to leave certain trees that were trimmed to a non-dangerous height or logs laying down for wildlife upon district approval. Mr. Fadal discussed an Oak tree that would need a steel saddle after further trimming and referred the Board to the proposal regarding costs associated with equipment for pruning at such heights. Upon motion by Director Collins and second by Director Jones, the Board approved the proposal with a vote of 4-0. Mr. Fadal then requested the renewal of the Landscape Maintenance Agreement at the same rates. Director Collins motioned to approve the renewal agreement, attached as **Exhibit "C"**. Director Green seconded the motion, and the Board approved the renewal with a vote of 4-0.

Director McNeil then recognized Mr. Burke, who stated that a full pool and community center report would be provided at the August 19, 2015 Board meeting.

Director McNeil then stated the Board would receive a report from the District's general manager. Mr. Spoonts referred the Board to his report in their meeting packets and discussed the Town Hall meeting to take place September 24, 2015. There was discussion regarding an amendment to the Crossroads Utility Services, L.L.C. contract regarding MS4 obligations, and Mr. Spoonts stated that there would be no changes in fees. There was

discussion regarding some possible criminal activity at Rattan Creek Park and Director McNeil asked that Officer Gleason be notified of any further issues.


Director McNeil then recognized Mr. Malish, who gave the engineer's report. Mr. Malish discussed regular maintenance to take place regarding the Dringenberg infiltration. He requested the Board's approval to do a study determining the effects of changing the land use plans designated for tracts that were previously approved for general office use to multifamily use. Director Collins noted that in order to change the use to multifamily, he would like park fees collected in advance or an agreement in place to retroactively return the space to general office use if the applicant's plans change. Mr. Malish reviewed flood plain map drafts and discussed plans to reduce the number of homes near the edge. He noted that expenses for this would need to come out of bond money and that a proposal would be needed. Mr. Malish referred the Board to the information in the packet to discuss ideas for an amphitheater project. Director Green mentioned the importance of having the project developed for multipurpose events.

Director McNeil stated there were no items to discuss regarding future annexation, limited district conversion, or City of Austin related issues.

Mr. Spoons then presented the Board a sample Deed Restriction Management Report from Sage Management for their consideration. He noted that Jim Sagnes could attend the August 9, 2015 Board meeting to discuss possible insurance and contractor rates.

Director McNeil inquired as to whether there were any further items to come before the Board. There being none, Director McNeil made a motion to adjourn the meeting, Director Green seconded the motion, and the meeting was adjourned at 8:30p.m.




Jo Jones, Secretary
Board of Directors

Date: October 21, 2015