

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

February 20, 2019

THE STATE OF TEXAS §
§
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 February 20, 2019, 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:

Jo Jones	-	President
Donald G. Conklin	-	Vice President
Diana Christiano	-	Secretary
Kim Green	-	Treasurer/Assistant Secretary
Rachel Beaulieu	-	Assistant Secretary/Assistant Treasurer

and all of said Directors were present, except Director Conklin, thus constituting a quorum. Also in attendance at the meeting were David Malish with Murfee Engineering Co., Inc.; Mary Bott with Bott & Douthitt, P.L.L.C.; Marc Marroquin with Premier Recreation Management; Andrew Hunt with Crossroads Utility Services, L.L.C.; Richard Fadal with TexaScapes, Inc.; Detective Jason Waldon with the Williamson County Sheriff's Office; Jimmy and Diana Sagnes with Sage Management Services; April Bliss with the Rattan Creek Neighborhood Association; Mike Lavengco with Central Texas Refuse, Inc.; Kevin Flahive with Armbrust & Brown, PLLC; and Sophia E., Emileigh C., Gregory A, Claire C. and Zach R., members of the McNeil High School Fine Arts Academy, and their faculty sponsor, Beth Williams.

Director Jones called the meeting to order at 6:01 p.m., and stated that the Board would first consider approval of the January 14, 2019, January 16, 2019 and February 7, 2019 minutes. Director Beaulieu pointed out a correction in line 48 of the January 14, 2019 minutes. Upon motion by Director Green and second by Director Beaulieu, the Board voted unanimously to approve the January 14, 2019 minutes, as corrected. Director Beaulieu pointed out corrections in lines 38, 42, 45, 118 and 119 of the January 16, 2019 minutes. Upon motion by Director Green and second by Director Beaulieu, the Board voted unanimously to approve the January 16, 2019 minutes, as corrected. Director Beaulieu pointed out corrections in lines 27, 54, 56, 62, 63, 64 and 68 of the February 7, 2019 minutes. Upon motion by Director Beaulieu and second by Director Green, the Board voted unanimously to approve the February 7, 2019 minutes, as corrected.

The Board next received citizen communications and Director Jones recognized Sophia E., Emileigh C., Gregory A, Claire C. and Zach R., members of the McNeil High School Fine Arts Academy, who presented their proposal for a Fine Arts Festival in Rattan Creek Park from 11:00 a.m. to 3:00 p.m. on Saturday, April 6, 2019. The students stated that the admission cost would be canned food items to supply the Round Rock Care Closet. They stated that performances would be held at the Grand Pavilion and the smaller pavilion in close proximity, with up to 24

booths and up to 3 food trucks in the Community Center parking lot. The Board discussed publicizing and parking for the event. Ms. Williams, the faculty sponsor, responded to questions from the Board. Mr. Marroquin confirmed that there was no conflict with previously scheduled events at the requested date and time. Upon motion by Director Green and second by Director Christiano, the Board voted unanimously to allow the event to be held within the Rattan Creek Park and directed Mr. Marroquin to coordinate with Ms. Williams.

Director Jones then addressed Ms. Bliss to deliver the report from the Rattan Creek Neighborhood Association (the "RCNA"). Ms. Bliss stated that the Crawfish Boil would be held in Rattan Creek Park on April 7, 2019. She then stated that the next bulk pickup would occur on March 30, 2019.

The Board next considered the Amended and Restated Resolution Establishing Committees and Appointing Committee Members, attached as **Exhibit "B"**. Upon motion by Director Beaulieu, and second by Director Green, the Board voted unanimously to approve the resolution.

Director Jones then stated that the Board would receive the restrictive covenants report. Mr. and Mrs. Sagnes discussed the open enforcement matters with the Board, stating that a resident had submitted three new complaints regarding the parking of trailers and boats in the driveway and on the street, one of which had been removed. They stated that the resident had informed them that he would be submitting numerous complaints moving forward. Mrs. Sagnes stated that the fences in the front yards of the properties located at 13106 Amarillo Avenue and 13122 Amarillo Avenue had not been removed or modified. Director Beaulieu stated that the Restrictive Covenant Enforcement Committee had met and formulated recommended changes to the District's policy and form letters and would meet with Mr. Flahive in the near term. Mr. Flahive stated that, due to the Board's election at the January 16, 2019 regular meeting to defer action on pending enforcement actions until the policy and form letters were revisited, there were no action items for the Board.

The Board next received the bookkeeper's report. Ms. Bott distributed an updated cash activity report, attached as **Exhibit "C"**, which contained four new checks. Director Green left the meeting at 6:48 p.m. After discussion, upon motion by Director Christiano and second by Director Beaulieu, the Board voted unanimously to approve the four additional checks, with Director Green absent. Director Green returned at 6:50 p.m.

Director Jones stated that the Board would next receive the security report. Detective Waldon reviewed the report, attached as **Exhibit "D"**. He stated that the Williamson County Sheriff's Office had received increased calls from within the District, with 244 calls during the month of January. Detective Waldon stated that many of the calls were "self-initiated" by deputies to provide a record of actions being taken, rather than a spike in criminal activity. He then discussed numerous recent instances of residents with dogs off-leash.

The Board next received a report from the District's solid waste services provider, Central Texas Refuse, Inc., and Director Jones addressed Mr. Lavengco. Mr. Lavengco introduced himself to the Board and discussed Central Texas Refuse, Inc.'s 22 years of service to the District. He discussed the level of service provided, current market trends and costs, and options for expanding the scope of services, should the Board elect. The Board discussed with Mr. Lavengco resident dissatisfaction with changes in how the contractor addressed leaf bag removal in the past year versus preceding years. Mr. Lavengco discussed expanding the scope of services year-round to provide for unlimited leaf bag removal or additional pickups a couple of

times per year to address seasonal leaf drop. After discussion, the Board determined that the Solid Waste Disposal RFP Committee would meet with Mr. Lavengco and Mr. Hunt to discuss options and bring a proposal addressing the upcoming Oak leaf drop to the Board's March meeting.

Director Jones stated that the Board would next receive the landscape maintenance report. Mr. Fadal reviewed his report, attached as **Exhibit "E"**, with the Board. He stated that the Oak leaf drop would begin in early March and continue through mid-April. Mr. Fadal stated that most winter tasks had been completed, with only a little bit of tree and perennial pruning remaining. He reported on completion of proposal no. 9431 for Rattan Trail ramps and lip/bump repair. Mr. Fadal stated that he would assist with the events in Rattan Creek Park on April 6 and 7, 2019. He stated that he would soon meet with a Texas Forest Service representative and the Parks & Greenbelt Committee to tour areas of Robinson Park and on the southern side of the west end of the greenbelt to discuss fire protection measures.

Director Jones then addressed Mr. Marroquin to provide the pool and community center report. Mr. Marroquin reviewed his report, attached as **Exhibit "F"**. He stated that the pool repair project would begin the following week. Mr. Marroquin then discussed the need to repair the pump for the wading pool. He stated that he would obtain quotes for installing LED lights in connection with the pool overhead light replacement project. Mr. Marroquin stated that the kitchen project would begin the following week. He stated that he anticipated presenting proposals for new pool furniture at the March regular meeting. Mr. Marroquin and Mr. Flahive then reviewed the proposed Pool Use Agreement with the Hurricane Swim Team. Mr. Flahive explained the change to the term of the Agreement in Section 9. Director Green directed a change to Section 1. After discussion, upon motion by Director Green and second by Director Christiano, the Board voted unanimously to approve the Pool Use Agreement, as modified, attached as **Exhibit "G"**.

The Board next received the general manager's report. Mr. Hunt referred the Board to his report, attached as **Exhibit "H"**, and reviewed it with the Board. He stated that water loss for the prior month was 5%. Mr. Hunt stated that he had one write-off for the Board's approval. After discussion, upon motion by Director Green and second by Director Beaulieu, the Board voted unanimously to approve the write-off. Mr. Hunt then reviewed emails received from residents via the District's website. He updated the Board on the recent meeting regarding the Robinson Park restroom project inspection report with the inspector, Mr. Garwood and a G-Creek Construction representative. He stated that G-Creek Construction had made modifications to the facility and Mr. Garwood would prepare and submit a letter to the Texas Department of Licensing and Regulation, which he anticipated would resolve the matter. Mr. Hunt then presented Contract #001-0119-002 with T Bar M Land Services, LLC ("T Bar M") for the installation of a tire bump rail along both edges of the four foot-bridges within the District, at a cost of \$2,600, attached as **Exhibit "I"**, and Contract #001-0119-001 with T Bar M for the installation of a waterline to serve the Grand Pavilion, at a cost of \$1,250, attached as **Exhibit "J"**. Upon motion by Director Green and second by Director Christiano, the Board voted unanimously to approve both proposals from T Bar M. Mr. Hunt then presented a proposal from LaCosta Environmental LLC to prepare and submit the annual water loss audit and state reporting, at an hourly cost of \$75, not to exceed \$3,000 in total, attached as **Exhibit "K"**. Upon motion by Director Christiano and second by Director Green, the Board voted unanimously to approve the proposal from LaCosta Environmental LLC. Mr. Hunt then discussed with the Board his analysis of customer payment methods, fees associated with same, and estimated expense to the District if it begins to pay those fees. After discussion, the Board

elected to postpone action on the matter until the March regular meeting and directed Mr. Hunt to present his analysis again at that meeting.

The Board then received the engineer's report from Mr. Malish. He referred the Board to his report, attached as **Exhibit "L"**, and reviewed it with the Board. Mr. Malish stated that the updated plans for the expanded Tamayo bridge project had been completed and submitted to the City of Austin for review. He stated that the construction contract with Bland Construction had been terminated, all sums owed were paid, and that the manufacturer of the two completed culverts had agreed to store them for the District. Mr. Malish and Mr. Flahive then updated the Board regarding correspondence received from Texas Gas Service's in-house counsel relating to the relocation of the 6" gas main necessitated by the Tamayo bridge project and stated that they would continue to work to resolve the matter with Texas Gas Service's staff and legal counsel. Mr. Malish continued his report, stating that the plans for the waterline relocation project on the NW Austin Office Partners LLC tract had been submitted to the City of Austin for review. He stated that the Oldcastle Materials, Inc. d/b/a Wheeler had completed repairs to the 12 manholes, but was awaiting drier weather to resurface, restripe and add 17 wheel stops to the Rattan Creek Park parking lot. Mr. Malish recommended that the Board members inspect the 12 repaired manholes prior the March regular meeting, at which he expected to present a proposal from Oldcastle Materials, Inc. d/b/a Wheeler for the 10 remaining manholes to be repaired. He then stated that he and Mr. Hunt had received all required information from the project engineer and contractor for the Champion School of Real Estate project in order to recommend acceptance of the on-site water line, with the exception of the warranty bond for the line, which he expected to receive in the near term.

There being no lobbyists' report, bond projects to be reviewed, future annexation, limited district conversion, or other City of Austin related issues to come before the Board, the Board next received the attorney's report. Mr. Flahive stated that he would present the proposed Resolution Adopting an Exemption from Taxation of a Portion of the Appraised Value of Residential Homesteads of Individuals Who are Disabled or 65 or Older in the meeting packet at the March regular meeting, as he had failed to bring related materials that he desired to discuss with the Board with him to the meeting.

Director Jones then asked if there were any other matters to come before the Board. Director Christiano stated that she desired to schedule a meeting with Williamson County Commissioner Terry Cooks to discuss issues important to the District in the near term. The Board discussed Williamson County Sheriff Robert Chody's upcoming forum at the Community Center on April 24, 2019. The Board then discussed scheduling a budget review special meeting in March or April and determined that it would coordinate with Mr. Hunt regarding same. Director Jones left the meeting at 9:19 p.m. The Board then generally discussed options for the tennis court project. Director Jones returned at 9:22 p.m. After discussion, upon motion by Director Green and second by Director Christiano, the Board voted unanimously to adjourn at 9:24 p.m.

(SEAL)



Diana Christiano

Diana Christiano, Secretary
Board of Directors

Date: March 20, 2019