

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

July 29, 2019

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

A special meeting of the Board of Directors of North Austin Municipal Utility District No. 1, open to the public, was held on July 29, 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, thus constituting a quorum. Also in attendance at the meeting were Andrew Hunt with Crossroads Utility Services, L.L.C.; Marc Marroquin with Premier Recreation Management Services, LLC.; Mary Bott with Bott & Douthitt, PLLC; Richard Fadal with TexaScapes, Inc.; David Malish with Murfee Engineering Company, Inc.; and Deanna Tollerton, a resident of the District.

Director Jones called the meeting to order at 6:33 p.m. and stated that the Board would first receive citizen communications. There were no residents wishing to speak.

Director Jones then stated that the Board would next consider approval of the City of Austin Wastewater Discharge Permit Application for General Industrial Users, attached as **Exhibit “B”**. Mr. Hunt stated that he had been contacted by the City of Austin and notified that the District needed to apply for a new permit for industrial uses in the District. Mr. Hunt stated that this was an application and that several provisions would not apply since the District did not have industrial uses. Mr. Hunt recommended approval. Upon motion from Director Green and second by Director Christiano, the Board voted unanimously to approve the application.

Director Jones then stated that the Board would next consider a proposal from Hot Dog Marketing, LLC for branding and logo design (the “*New Proposal*”), attached as **Exhibit “C”**. Director Jones explained to the Board that the Website Committee had recently met with representatives of Hot Dog Marketing, LLC for a planning session and determined that additional logo design and marketing work was needed. Director Beaulieu stated that the original scope of the proposal approved on July 17, 2019 (the “*Original Proposal*”) was for production of a site map of a new District website and a simple logo design. She stated that the Website Committee felt that additional work on the logo, marketing and District document

production would be beneficial. Mr. Hunt noted that the logo design from the Original Proposal was reflected as a credit on the New Proposal. He stated that once a logo was completed for the District, the District would need a memorandum, document letterhead and consulting assistance with a draft newsletter. Director Christiano asked how much the total website project would cost. Director Beaulieu stated that the overall estimate for a complete new website would be in the \$30,000 range. Mr. Hunt confirmed that that estimate was fair and that the Board had not yet approved a proposal for the complete website work. He stated that the Original Proposal for a site map and logo design was a first step in the production of a new website. Upon motion from Director Beaulieu and second by Director Conklin, the Board voted unanimously to approve the New Proposal in the amount of \$5,225.00.

Director Jones then recognized Mr. Hunt in order to review the preliminary appraised values and draft tax rate for 2019-2020. Mr. Hunt handed out the preliminary tax analysis report prepared by Public Finance Group, LLC ("PFG"), the District's financial advisor, attached as **Exhibit "D"**. Mr. Hunt reviewed the preliminary tax scenarios with the Board as recommended by PFG. Mr. Hunt stated that Linda Hubble with PFG would be attending the August regular Board meetings to review her analysis. Mr. Hunt stated that for the purposes of the initial draft budget he had anticipated a \$0.2400 operations and maintenance tax rate. He stated that this estimate could be adjusted after Ms. Hubble reviews her analysis with the Board in August. He also mentioned that the Travis Central Appraisal District had not certified values yet. Mr. Hunt stated that no action was necessary on this review of the preliminary appraised values.

Director Jones stated that the Board would next conduct a work session on the 2019-2020 operations and maintenance budget. Mr. Hunt directed the Board to Version 1 of the draft budget, attached as **Exhibit "E"**. Mr. Hunt reviewed each of the revenue and expense details with the Board. Mr. Hunt then recognized Richard Fadal, David Malish and Marc Marroquin who reviewed the landscaping, engineering, pool and community center budgeted expenses with the Board. The Board discussed several edits to the budget as well as upcoming projects and directed Mr. Hunt to complete a Version 2 with edits discussed for distribution via email to the Board. Mr. Hunt stated that he would complete the edits and also include a Version 2 of the budget for the August 19 meeting packet. There was no action taken on the budget.

Director Jones then stated the Board would discuss any other matters. Director Conklin asked Mr. Hunt to obtain proposals for GIS mapping and a sidewalk survey for the August meeting. Mr. Hunt stated he would work on those items. Director Beaulieu asked the Board to consider adding some new park equipment and some communication about coyotes in the greenbelt. Mr. Hunt stated he would work on these items with the Parks & Greenbelt Committee.

Upon motion from Director Green and second by Director Jones, the Board voted unanimously to adjourn the meeting at 9:34 p.m.

(SEAL)



Date: August 21, 2019

*Diana Christiano*

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Diana Christiano, Secretary  
Board of Directors