

NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1

AGENDA

September 13, 2023

TO: THE BOARD OF DIRECTORS AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of North Austin Municipal Utility District No. 1 will hold a regular meeting on **Wednesday, September 13, 2023, at 6:00 p.m.**, at the Rattan Creek Community Center, 7617 Elkhorn Mountain Trail, Austin, Texas. The following matters will be considered and may be acted upon at the meeting:

CITIZEN COMMUNICATIONS/CONSENT ITEMS

1. Citizen communications;
2. Report from Jollyville Fire Department;
3. Report from the Rattan Creek Neighborhood Association;
4. Minutes of the July 19, August 7, August 16 and August 31, 2023 Board meetings;

BUDGET AND TAX ITEMS

5. 2023 – 2024 budget and 2023 tax rate, including:
 - (a) Tax rate analysis, including recommendation from District’s financial advisor regarding 2023 tax rate;
 - (b) Public hearing on District’s 2023 tax rate, including public feedback received through appraisal districts/county tax offices websites;
 - (c) Budget for fiscal year 2023-2024, including Resolution Adopting Budget;
 - (d) Record vote on District’s 2023 tax rate and Order Levying Taxes;
 - (e) Amended and Restated Information Form;

DISCUSSION/ACTION ITEMS

6. Restrictive covenants report, including services rendered, inspection reports, and outstanding violations and litigation;
7. Accountant’s report, including bills and invoices, pay estimates, transfers, and investments;
8. Audit services, including proposal from West, Davis & Company, LLP for audit services for fiscal year ending September 30, 2023;
9. Consultant reports on activities, including:
 - (a) District security, including:

- (i) Security report from Williamson County Sheriff's Office;
 - (ii) Security report from Travis County Sheriff's Office;
 - (b) Park and landscape maintenance report, including:
 - (i) Landscaping projects and proposals;
 - (ii) Review inspection of District's trails, greenbelt areas and Rattan Creek Park;
 - (iii) Fifth Amendment to Landscape Maintenance Agreement with TexaScapes, Inc.;
 - (c) Solid waste services report;
 - (d) Pool and community center report, including proposals;
10. Report from the District's General Manager, including:
- (a) Directive;
 - (b) Facilities repair, maintenance matters and related proposals;
 - (c) Cleaning services report;
 - (d) Water conservation and drought management;
 - (e) Leak detection;
 - (f) Robinson Park playscape;
 - (g) District signage report;
 - (h) Rattan Creek Park;
 - (i) Damage to District's wastewater line near Anderson Mill Road;
 - (j) District properties and facilities repair and maintenance to address damage caused by storm, including related actions, directives and/or proposals;
 - (k) Management Services Agreement with Crossroads Utility Services, LLC;
 - (l) Proposal from NRW Consulting Services, Inc. dba JBS Associates for hydrant leak detection;
 - (m) Amended and Restated Order Establishing Water and Wastewater Service Rates, Charges and Tap Fees, and Adopting General Policies with Respect to the District's Water, Wastewater and Drainage Systems;
11. Report from the District's Engineer, including:
- (a) Parmer Lane Bridge project;

- (b) Rattan Creek pool equipment building renovation/remodel and expansion project;
 - (c) Storm sewer inspection;
 - (d) 2023 sanitary sewer TV inspection;
 - (e) Emergency Preparedness Plan;
 - (f) Booster station TCEQ Notice of Violation;
 - (g) Robinson Park Pedestrian Bridge replacement;
- 12. Lobbyists' report;
 - 13. Review bond projects, including proposals to replace fire hydrants;
 - 14. City of Austin wholesale rate cases;
 - 15. Future annexation, limited district conversion, and other City of Austin related issues;
 - 16. Attorney's report, including:
 - (a) Directive;
 - (b) Records retention policy;
 - (c) Deed Without Warranty for conveyance of pond lot and drainage tract owned by Continental Homes of Texas, L.P. to District;
 - (d) Status of directives relating to property damage matters involving 13400 Albania Way and 13408 Tossa Lane, and any related actions;
 - (e) Changes to scope of authority of Parks & Community Center Committee and/or Pool Committee;
 - 17. Such other matters as may come before the Board, including future meeting schedule and agenda items.

The Board of Directors is authorized by the Texas Open Meetings Act to convene in closed or executive session for certain purposes. These purposes include receiving legal advice from its attorney (Texas Gov't Code, §551.071); discussing real property matters (§551.072); discussing gifts and donations (§551.073); discussing personnel matters (§551.074); discussing security personnel or devices (§551.076); or discussing information technology security practices (§551.089). If the Board of Directors determines to go into executive session on any item on this agenda, the Presiding Officer will announce that an executive session will be held and will identify the item to be discussed and provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and access to communications will be provided upon request. For questions, please call (512) 435-2300. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, (800) 735-2988. All other questions should be directed to Crossroads Utility, (512) 246-1400.