

MINUTES OF REGULAR MEETING
OF
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

STATE OF TEXAS §
 §
COUNTY OF HAYS §

A regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District was held at 2:00 p.m. on February 16, 2021 by remote access only in accordance with the March 16, 2020 Order by Governor Abbott temporarily suspending certain requirements of the Texas Open Meetings Act to advance the goal of limiting face-to-face meetings to slow the spread of COVID-19. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act and as modified by the Governor's Order.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

A roll call of the Directors was taken. The Directors present were:

Dennis Daniel – President
Terri Purdy – Vice President
Thomas J. Rogers, Jr. - Secretary

thus constituting a quorum. Assistant Secretary Nathan Neese was absent. The vacant position was filled later on in the meeting.

Also present at the meeting were Bill Flickinger, Matt McPhail and Jeniffer Concienne with Willatt & Flickinger, PLLC, Andrea Wyatt with Murfee Engineering, Allen Douthitt with Bott & Douthitt, Kristi Hester and Ronya Keyes with Inframark, LLC, Mike Moyer with Taylor Morrison, Frank Krasovec with Norwood Investments and resident Ron Meyer.

3. PUBLIC COMMENTS

No public comments were made.

President Dennis Daniel advised that due to the winter weather and electrical issues, today's board meeting would be an abbreviated agenda.

4. APPOINTMENT OF DIRECTOR TO FILL UNEXPIRED TERM OF OFFICE FOR EILEEN GRASS; STATEMENT OF APPOINTED OFFICER AND OATH OF OFFICE

Ronald F. Meyer submitted his Application for Appointment to the Board. Mr. Meyer indicated that he is glad to be a part of the District. President Dennis Daniel entertained a motion. Motion was made by Terri Purdy and seconded by Tom Rogers to appoint Ron Meyer to fill the unexpired term of office for Eileen Grass. The motion carried unanimously.

5. ELECTION OF OFFICERS

After a change on the Board, an election of officers needs to be done. After discussion, motion was made by President Dennis Daniel and seconded by Tom Rogers to elect Ron Meyer as Secretary and elect Tom Rogers as Assistant Secretary. The motion carried unanimously.

6. MINUTES OF PRIOR MEETINGS

This item was not discussed.

7. DEVELOPER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT, STATUS OF DEVELOPMENT LOANS AND ACTIONS OF THIRD PARTIES OPPOSING OR SUPPORTING DEVELOPMENT WITHIN THE DISTRICT

This item was not discussed.

8. APPROVAL OF CONSTRUCTION PLANS AND PAY ESTIMATES, CHANGE ORDERS AND ACCEPTANCES OF COMPLETION WITH RESPECT TO CONSTRUCTION CONTRACTS

Engineer Andrea Wyatt and Mike Moyer discussed the pay application submitted by Excel Construction.

Pay Application No. 2 submitted by Excel Construction Services, LLC in the amount of \$392,191.20 for Excel Construction Services, LLC.

After discussion, President Dennis Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Terri Purdy to approve payment of the foregoing pay application as presented. The motion carried unanimously.

9. ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION AND ADMINISTRATION OF CONSTRUCTION CONTRACTS

This item was not discussed.

10. ENGINEER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, PENDING PERMIT APPLICATIONS, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT AND PAST, PRESENT AND FUTURE BOND ISSUES; USE OF EFFLUENT TO IRRIGATE RIGHTS-OF-WAY AND TIMELINE FOR SAME

11. WASTEWATER TREATMENT PLANT EXPANSION; WASTEWATER TREATMENT PLANT IMPROVEMENTS AND MODIFICATIONS, INCLUDING CHANGE ORDER FOR ADDITIONAL BASIN COVERS FOR WASTEWATER TREATMENT PLANT

Items 10 and 11 were discussed together.

Engineer Andrea Wyatt discussed the issue with the Summary Report for the Edwards Aquifer Recharge Zone wastewater line inspections. In the first report, it noted that the seal ring in one of the wastewater lines was bad, and that now may not be the case. However, MEC is recommending a pressure test for approximately 140' of wastewater line. The contractor is disagreeing with this recommendation. This area is coming up on the 2-year warranty and the test should be performed. Mike Moyer inquired as to why the contractor is not wanting to do the test. Ms. Wyatt indicated that they stated it will cause an interruption of sewer service in those lines. This test would cause several hours of downtime. Director Ron Meyer asked about how the residents are notified of such a test. Ms. Wyatt advised that they would be sent a letter in advance of the work. If this test is done, it would affect less than 10 customers. After discussion, President Dennis Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Ron Meyer to move forward with conducting a pressure test of 140' of wastewater line. The motion carried unanimously.

Ms. Wyatt then discussed the status of the Comparison Report for the wastewater treatment plant odor control options. The committee can meet with MEC to discuss further. After the report is finalized, President Daniel will call a special board meeting to discuss it with all parties.

12. REVIEW OF DISTRICT EASEMENTS AND LAND NECESSARY FOR DISTRICT OPERATIONS

This item was not discussed.

13. TIMING OF DEVELOPER REIMBURSEMENT FROM PROCEEDS OF LAST BOND ISSUE

This item was not discussed.

14. PUBLIC SAFETY FOR RECREATIONAL USE OF DRIP INFILTRATION FIELDS

This item was not discussed.

15. COMMITTEE REPORTS, ASSIGNMENT AND MEMBERSHIP

- A. Wastewater Treatment Plant Improvements and Odor Control (Dennis & Terri)
- B. Communications (Terri & Dennis)
 - i. Communication channels with customers/residents; website modifications, including posting District documents on website.
- C. WTCPUA
- D. Trails/Water Quality

This item was not discussed.

16. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant; Odor Control Measures and Complaints; All actions necessary to bring the wastewater treatment plant into compliance with TCEQ permit and to mitigate odor problems
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution & Collection System & Lift Stations
- F. Billing Adjustments
- G. Delinquencies
- H. Customer Meter Issues
- I. Customer Complaints
- J. Stormwater conveyance & pond maintenance
- K. Landscaping
- L. Notices to residents on water quality
- M. Notice of Violations Issued by TCEQ dated August 5, 2019; Exit Interview from TCEQ site visit of July 10, 2020; TCEQ Notice of Enforcement for Compliance Evaluation Investigation, dated September 25, 2020
- N. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ.
- O. Out of District Water/Wastewater Service Requests
- P. Policy Regarding Use of Greenspace and other District Property

Q. Pump rentals

Manager Kristi Hester reported that she had no action items for the Board to consider today. Mrs. Hester discussed the fact that the TCEQ suspended provisions in the Code due to the winter weather. Mrs. Hester reported that the SCADA system and autodialers at the lift stations indicate power outages. Inframark has been unable to get on site to at this time due to the icy roads. The lift stations are run on backup generators. There was discussion of the PUA Notice on water conservation during this time. The Notice will be uploaded to the District website. Director Ron Meyer inquired about the capacity of the generators and the fuel storage. Mrs. Hester replied that they can run for three days. Inframark is hopeful that the lift stations can be accessed on Thursday. President Dennis Daniel asked Mrs. Hester to contact the PUA and make them aware of the District's lift stations and wastewater treatment plant.

17. EXPENDITURES, CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE RELATED TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 16 ABOVE

This item was not discussed.

18. BOOKKEEPER'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS

Bookkeeper Allen Douthitt discussed the financials and updated cash activity report with the Board. After discussion, motion was made by Tom Rogers and seconded by Terri Purdy to approve the invoices, per diems and fund transfers as discussed. The motion carried unanimously.

19. RATE ORDER

This item was not discussed.

20. INSURANCE CLAIM/FINES AND CHARGES TO BUILDERS AND CONTRACTORS FOR DAMAGE TO LIFT STATIONS AND PUMPS DUE TO TRASH AND DEBRIS

This item was not discussed.

21. ADJOURN

President Dennis Daniel adjourned the meeting



Dennis Daniel, President
Reunion Ranch WCID

ATTEST:



Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]