

MINUTES OF SPECIAL MEETING

OF
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

STATE OF TEXAS §
 §
COUNTY OF HAYS §

A special meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District was held at 2:00 p.m. on March 2, 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
Ron Meyer – Secretary
Nathan Neese – Assistant Secretary
Tom Rogers – Assistant Secretary

thus constituting a quorum. All directors were present.

Also present at the meeting were Bill Flickinger and Jeniffer Concienne with Willatt & Flickinger, PLLC, Andrea Wyatt with Murfee Engineering, Allen Douthitt with Bott & Douthitt, Jesse Kennis with Inframark, LLC, Mike Moyer with Taylor Morrison and the following residents as indicated by the names displayed for the remote access only meeting: Bill Begg, Mark Olson, Gary & Eileen Grass, Eric Knustrom, Zach, Mike Blakesley, Radhika Keemar, Holly Lefevre, Josh Babetski, John, Steve Cross, Aly, Kelly Knowles, Chris M., CJ, Megan, Copperpot, Patrick, Shelley Edwards, Tony Faillaci, Chance Justice, Metal Detection, Rick Lagina, Pattie Schieck, Alan Kitchings.

3. PUBLIC COMMENTS

No public comments were made.

4. ALTERNATIVES FOR ADDITIONAL ODOR CONTROL MEASURES AT THE DISTRICT'S WASTEWATER TREATMENT PLANT

Engineer Andrea Wyatt discussed the background of the District wastewater treatment plant. Ms. Wyatt then presented a slide show and discussed the alternatives for additional odor control at the District's wastewater treatment plant.

There are four options to consider, being:

1. The current planned improvements (no additional costs)
2. Close fitting covers over the basins (\$350,000-\$700,000 with annual operating costs between \$14,000 - \$21,000)
3. Entire building enclosure (\$895,000 - \$1.79M with annual operating costs between \$24,300 - \$36,500)
4. Wait until after planned improvements are completed

The current planned improvements are scheduled to be completed in June. However, there may be a slight delay due to the recent winter storm.

Ms. Wyatt discussed each option in detail with the Board. Overall, there are advantages and disadvantages to each option.

Director Ron Meyer inquired about the cost saving that the District incurred when it consolidated the two wastewater plants into one. Vice President Terri Purdy discussed the costs for Options 2 and 3. There was also discussion of the District's operating budget. Bookkeeper Allen Douthitt noted current, it is break even, no surplus. The District has no more bonding capacity unless it considers another bond election. Mike Moyer stated that he will take the options back to his team to discuss. Mr. Moyer reiterated that Taylor Morrison previously committed to pay \$75,000 towards the basin covers. As discussed today, those costs have now increased to \$350,000 to \$700,000. As it stands today, Taylor Morrison will not get reimbursed for all of the costs of the expansion. There was discussion as to the operations side for Options 2 and 3. Manager Jesse Kennis advised that either option is ok as far as an operational standpoint.

The Board discussed the options that each are interested in pursuing.

Vice President Terri Purdy asked that the public comments be reopened due to additional residents being on the call. President Dennis Daniel entertained a motion. Motion was made by Terri Purdy and seconded by Ron Meyer to reopen public comments with a time limit of one minute per speaker. The motion carried unanimously.

Kelly Knowles expressed her concern over the open sewage cover. Ms. Knowles also inquired why the District is filing a claim under its insurance for damages caused by the builders within the District.

Gary Grass thanked the Board and consultants for providing the information at today's meeting. He personally likes the wait and see method to the odor control until the expansion is completed. Mr. Grass does not feel that the District should spend any more money until we see if the new design works.

After all discussion, President Dennis Daniel advised that a decision on which option to proceed with will be decided at the March 16th board meeting.


5. ADJOURN

President Dennis Daniel adjourned the meeting.



Dennis Daniel, President
Reunion Ranch WCID

ATTEST:



Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]