

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 6:30 p.m. on November 30, 2020 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  
Nathan Neese – Assistant Secretary  
Eileen Grass – Assistant Secretary

thus constituting a quorum. Secretary Tom Rogers was absent.

Also present at the meeting were Bill Flickinger and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dennis Lozano with Murfee Engineering, Jesse Kennis with Inframark, LLC, Mike Moyer with Taylor Morrison and the following residents: Gray Grass, Eric Knustrom, Patrick Kovalik, John Genter, Cherie Hisaw, Linda Alvarez, Derek Hardy Kelly DeVilling, Gloria Auth, Shelley Gore Edwards, Suzanne Meyer and Terri Purdy.

3. PUBLIC COMMENTS

Attorney Bill Flickinger indicated that public comments fall in two categories. The first being general comments on matters not on the agenda and then the second being comments related to a specific item. Mr. Flickinger asked if anyone had a general comment to make and if so, they may speak at this time. There were no public comments made.

Mr. Flickinger advised that this special board meeting is an informational meeting only and no action will be taken at this meeting.

4. PRESENTATION ON THE DISTRICT'S WASTEWATER TREATMENT PLANT EXPANSION AND OPERATION
5. QUESTION AND ANSWER SESSION ON THE PRESENTATION DESCRIBED IN ITEM NO. 4

President Dennis Daniel announced that this special board meeting was called to present information on the wastewater treatment plant expansion followed by a question and answer session. Mr. Daniel stated that the presentation will be fairly concise. The presentation will be given by Engineer Dennis Lozano and District Manager Jesse Kennis.

Engineer Dennis Lozano started the presentation and included slides for visuals, which should be helpful to the residents. Mr. Lozano discussed the District's background and then focused on the design of the wastewater treatment plant expansion project, current status and goals.

Originally the District had two wastewater permits and two proposed plants, along with two separate irrigation areas. Once Taylor Morrison and Murfee Engineering got involved with the District, there were concerns with that approach. A revised plan was made to consolidate the plants into one and expand the existing wastewater plant. The proposed second plant was to be located on the southside of Bear Creek by the lift station.

Mr. Lozano discussed the existing plant issues and the COVID surge beginning early this year. Previously the wastewater flows were very predictable and steady. When COVID hit, the normal flows were 92 gallons per day and then it surged to 115 gallons per day due to stay at home orders. Prior to the COVID surge, the District was already in the design phase of the expansion. The plant will be expanded from 50,000 gpd to 80,000 gpd. The treatment plant tankage will be doubled. Mr. Lozano discussed the odor control measures related to the odor complaints. Mr. Lozano also shared a rendering of the new plant site and its progress as well as an update on the temporary odor control measures.

District Manager Jesse Kennis discussed the current and future operations of the wastewater plant. Mr. Kennis discussed upsets that cause issues, including what affects the plant's operation in major ways. The bar screens are being cleaned twice a day. The flushable wipes cause huge issues and he encourages that these not be used. Inframark checks the wastewater plant seven (7) days a week. Mr. Kennis discussed the continued maintenance with the subsurface drip fields at the front of the subdivision. Inframark now has a system in place to manage the customer complaints in a better manner and get those sent to the Board of Directors for review. The complaint log will also be published on the District's website.

President Daniel opened up the question and answer session of the meeting.

After the presentation, various residents expressed their concerns with all matters relating to the wastewater treatment plant expansion project, the safety of the drip irrigation fields and conveyance of common areas to either the HOA or District.

Shelly Edwards wished she had known about the flushable wipes sooner, she only heard about it on November 18<sup>th</sup>. She thanked Engineer Dennis Lozano for the information. Ms. Edwards' first odor complaint was back in 2017. Ms. Edward indicated that had all this information been shared long ago, the residents would probably be more understanding about the issue. However, she thanked the Board now for sharing the information and having this informational meeting.

Eric Knustrom thanked the Board as well for having this meeting. Again, had the information been made public back then, it would have been better. He is aware the Board holds open monthly meeting, but the timing makes it difficult to attend. He inquired about the faults of the structural design of the original plant. Engineer Dennis Lozano addressed the nonexistent odor control measures with the original plant. There was discussion of Notice of Violations from the TCEQ in the earlier years.

Kelly DeVilling would like to have this type of informational meeting every month on the status of the expansion. This would be very helpful for the residents on Jayne Cove. Ms. DeVilling discussed the design of the permanent basin covers and if Taylor Morrison will be footing that bill. Mr. Lozano discussed that issue and advised that Taylor Morrison has committed to covering the cost. Ms. DeVilling wants the maximum amount of cover that can be provided and landscaping around the new expansion area. Mike Moyer stated that Taylor Morrison has committed to pay the current quote for the covers. However, this is still a work in process and may include additional costs. Mr. Lozano discussed impervious cover matters relating to covering all the basins. Ms. DeVilling inquired about the vacancy on the Board. President Daniel advised that at the Board's regular board meeting scheduled for December 15<sup>th</sup>, the vacancy will be filled.

Eric Knustrom discussed the possible conveyance of common areas to either the HOA or District. Attorney Bill Flickinger stated there has been no decision on those conveyances. The project is at the committee level as this time. Ms. DeVilling asked who is on the committee for this topic. President Daniel advised it was himself and Nathan Neese. Ms. DeVilling wants all land to be deeded to the HOA.

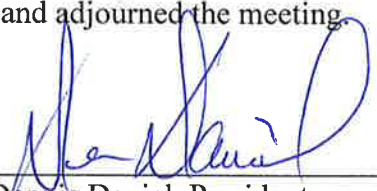
There was discussion of when the directors were appointed or elected. It was noted that some of the directors have been on the Board for a long time. Attorney Bill Flickinger discussed the terms and advised that the next directors' election will be held in 2022. There will be three positions up at that time.

There was discussion of the District's website and the material that is or should be posted. President Daniel advised that additional documentation will be posted on the website.

Derek Hardy inquired about the safety of the recreational fields (drip irrigation fields) in relation to the irrigation with effluent. Manager Jesse Kennis believes the fields are safe. There was discussion of the treated effluent and its irrigation of that area. Testing of the effluent is done on a monthly basis and provided in the monthly reports to the Board. There was discussion of posting signs at the recreational fields when they are wet. There was discussion of restricting the access to the fields as a whole. President Daniel would like less irrigation on the drip fields if possible.

6. ADJOURN

President Dennis Daniel thanked all involved and adjourned the meeting.



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Dennis Daniel, President  
Reunion Ranch WCID

ATTEST:



Nathan Neese, Assistant Secretary  
Reunion Ranch WCID

[SEAL]