

MINUTES OF MEETING OF THE BOARD OF DIRECTORS
OF WILLIAMSON-TRAVIS COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 1

16 April 2025

STATE OF TEXAS	§
	§
COUNTIES OF WILLIAMSON AND TRAVIS	§

The Board of Directors (the "Board") of Williamson-Travis Counties Municipal Utility District No. 1 (the "District"), of Williamson and Travis Counties, Texas, met in regular session, open to the public at 5:30 p.m. on the 16th day of April 2025, at The Park at Lakeline Oaks located at 1000 Old Mill Road, Cedar Park, Texas 78613, an official meeting place within the boundaries of the District, pursuant to notice duly given in accordance with the law, and the roll was called of the duly constituted officers and members of the Board, to wit:

Beth Jones	President
Hanoi Avila	Vice President/Treasurer
Christopher Rocco	Secretary
David Flores	Assistant Secretary
Carrol Norrell	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present in person were Linda Fabre, Tina Flores and Catherine Franke, residents of the District, Sarah Teale and Deputy Crews; ElizaBeth Reeves, Stephanie Reese, and Darald Berger of Inframark, LLC ("Inframark"), the District's Operator; Jacob Valentien of Westwood Professional Services, Inc. ("Westwood"), the District's Engineer; and Cole Konopka of Coats Rose, P.C. ("Coats Rose"), the District's Attorney. Attending the meeting by teleconference was Lisa Rickert of Artesian Financial Services ("Artesian").

Agenda Item No. 1: Roll call for Board of Directors.

Agenda Item No. 2: Pledge of Allegiance and moment of silence.

Agenda Item No. 3: Comments and questions from District residents.

- Ms. Teale addressed the Board and stated the importance of increased transparency of public records as well as competitive bidding practices to cut down on cost to taxpayers. She further stated that the Deputy that attends the Board meetings cannot circumvent the Open Meetings Act in opposition to State law and cannot enforce District policies or house rules of the District.
- Ms. Fabre then addressed the Board and stated that she had compared Sage Management's ("Sage") proposal to the agreement between Fern Bluff Municipal Utility District ("Fern Bluff") and that the pricing is much lower for Fern Bluff. She then stated that she respectfully urged the District to halt contract negotiations with Sage until a cost comparison is made public.

- Ms. Flores then addressed the Board and stated that hypocrisy, bullying and double-standards continue among Board members, and that Director Flores is singled out for behavior that other Directors regularly engage in. She then stated that transparency, fairness and accountability are not optional.
- Next, Ms. Franke stated that the ideas for District improvement projects in the last decade came from interaction at the Capital Area Suburban Exchange ("CASE") conferences. She then stated that she encouraged Board members to attend the CASE conference in June 2025.

Agenda Item No. 4: Consent Agenda, including:

- (a) approval of Minutes of 19 March 2025 and Certified Agenda of Executive Session of 19 February 2025; and
- (b) approval of payment of bills and invoices;

- **Motion: Approve the Minutes of 19 March 2025 and Certified Agenda of Executive Session of 19 February 2025.**

Motion by: Director Rocco
Second by: Director Jones

Ayes: Director Rocco
Director Jones
Director Flores
Director Avila
Director Norrell

- Director Norrell then stated that the closing statement that was included in the 19 March 2025 Meeting Minutes was true, but it was not inclusive of all that she intended to say at the time. She stated that she wanted to add that she was disappointed in Director Flores' dismissal from the meeting but sometimes such action is necessary. She further stated that Director Flores had demonstrated at the 19 March 2025 Board meeting aggressive posturing in his tone, language and body language. A Board discussion ensued.

- **Motion: Approve the payment of bills and invoices.**

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Director Rocco
Director Norrell
Director Jones
Director Avila

Noes: Director Flores

Agenda Item No. 5: Deed Restriction Committee, including:

- (a) status of enforcement matters, including procedure and process;
- (b) discuss Certificate of Resolution for Deed Enforcement; and
- (c) discuss formal contract submitted for deed enforcement.

- Director Rocco stated that the Deed Restriction Committee had met and reviewed the Agreements with Sage. Director Flores then asked whether any negotiations were made with Sage over pricing.

- **Motion: Approve Agreements between the District and Sage.**

Motion by: Director Rocco

Second by: Director Avila

**Ayes: Director Rocco
Director Avila
Director Jones
Director Norrell**

Noes: Director Flores

- **Motion: Adopt the Resolution of Deed Enforcement and file with the County.**

Motion by: Director Rocco

Second by: Director Avila

**Ayes: Director Rocco
Director Avila
Director Jones
Director Norrell**

Noes: Director Flores

Agenda Item No. 6: Engineer's Report, including:

- (a) discuss and award contract for Sanitary Sewer Cleaning and Televising Project;
- (b) discuss status of Lead and Copper Rule Revision Project;
- (c) discuss proposal for the Dagama and Sun Chase Park Lift Station Rehabilitations Project and authorize Engineer to commence design;
- (d) update on sidewalk resolution and El Salido sidewalk repair;
- (e) Infrastructure Committee report; and
- (f) Update on other matters, as needed.

- Mr. Valentien next updated the Board on the status of the Sanitary Sewer Cleaning and Televising Project. He then stated that four bids were received and that the low bidder was AIMS Companies with a total bid amount of \$188,170.40. He further stated that he recommended that the Board approve and award the bid to AIMS Companies, and that he would work with AIMS Companies and the District's attorney to compile contract documents to present to Director Jones for signature.
- **Motion: Approve award of bid to AIMS Companies for the Sanitary Sewer Cleaning and Televising Project and authorize Director Jones to execute the contract.**

Motion by: Director Rocco
Second by: Director Avila

Ayes: Director Rocco
Director Avila
Director Flores
Director Jones
Director Norrell
- Mr. Valentien then reported on the status of the Lead and Copper Rule Revision Project and stated that he had drafted an outline of the plan along with anticipated implementation costs to present at the next meeting of the Infrastructure Committee. He then stated that he had prepared a work order authorization in the amount of \$135,680.00 for the Board's review for the design of the Dagama and Sun Chase Park Lift Station Rehabilitation project.
- **Motion: Approve Westwood Project Work Order in the amount of \$135,680.00 for the Dagama and Sun Chase Park Lift Station Rehabilitation project.**

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Director Rocco
Director Norrell
Director Flores
Director Jones
Director Avila
- Mr. Valentien next reported that he is working with the District's Attorney to draft a sidewalk resolution. He then stated that Westwood met with the Infrastructure Committee on 7 April 2025, and the meeting minutes were uploaded to the Board packet. He further stated that that an invoice from 10 May, 2024, pertaining to the playscape for Sun Chase Park had not been paid. A Board discussion ensued.
- **Motion: Authorize payment of Invoice No. PJI-0236689 in the amount of**

\$94,988.77 from GameTime, and further investigate the outstanding invoice.

**Motion by: Director Rocco
Second by: Director Norrell**

**Ayes: Director Rocco
Director Norrell
Director Flores
Director Jones
Director Avila**

Agenda Item No. 7: New business, including:

- (a) discuss Spring Cleanup event;
- (b) discuss time limit for citizen communications;
- (c) discuss time limit for Director comments;
- (d) discuss monthly public information requests and costs; and
- (e) discuss process for public information requests.

- Director Flores then stated that a Spring Cleanup event usually occurs around this time of year and wanted to bring the issue before the Board for discussion and possible scheduling. Director Rocco then stated that any future Spring Cleanup should be a staffed event. Director Rocco stated that he would review the agreement with Waste Management and contact them. Director Jones then requested that the matter be tabled until the Fall of 2025.
- Director Rocco then stated that he had checked with other MUDs and that this District was the only MUD which allowed three minutes for citizen comments. He then stated that he suggested that this District limit citizen communications to two minutes. Director Flores stated that reducing the time limit only amounts to a few minutes, and it would be limiting a citizen's freedom to speak. A Board discussion ensued.
- **Motion: Authorize time limit for citizen communication be changed from three minutes to two minutes.**

**Motion by: Director Rocco
Second by: Director Avila**

**Ayes: Director Rocco
Director Avila
Director Jones
Director Norrell**

Noes: Director Avila

- Director Rocco then stated that as long as Directors' comments stay on topic, then there is no need to limit Director comments. A Board discussion ensued.
- Director Norrell then stated that she had received a report on public information requests from the District's Attorney, and that she prepared a summary report showing the number of requests, and included approximate percentages. She then stated that since the new Board was elected in November of 2024 that Ms. Teale had made seventeen (17) requests, Ms. Fabre had made twenty-one (21) requests, and Mr. O'Toole had made eight (8) requests. Director Avila stated that the accountant had reconciled the cost spent on public information at \$17,600.00 for 2025. Director Avila stated concern over how District information was provided to muducation. A Board discussion ensued.

Agenda Item No. 8: General Manager / Operator's Report, including:

- (a) report on operation of the District's facilities;
- (b) discuss contract with Badger Meter;
- (c) discuss replacement of outside cameras at Lakeline Oaks Building; and
- (d) discus and authorize any repairs, maintenance items, or other work deemed necessary.

- Next, Ms. Reeves presented the General Manager/Operator's Report. She reported that the streetlight at 2309 Little Elm had been installed and awaiting PEC to provide power. She further reported that current items for Board consideration include repairs to Cashell Pond, Aster Pass Bridge, Madeline Loop Bridge and repair to tennis courts at Anderson Mill West. Ms. Reeves then stated that attached to the Board packet are estimates for the deed restriction signs approved at the 19 March 2025 Board meeting. She further stated that water accountability for March 2025 was 76% and that she will bring a quote for meter testing to next month's Board meeting.
- Ms. Reeves next reported on the contract with Badger Meter ("Badger") and stated that Badger had approved the District's Attorney's changes and that she will have a contract to present to the Board at next month's Board meeting. She then reported that she anticipated cost for outside cameras to have increased since the last estimate presented.

- **Motion: Authorize the cost of replacement of outside cameras at Lakeline Oaks building at a cost not to exceed \$2,200.00.**

Motion by: Director Jones
Second by: Director Rocco

Ayes: Director Jones
Director Rocco
Director Avila
Director Norrell

Noes: Director Flores

- **Motion:** Approve repair estimates from Inframark for Cashel Pond, Aster Pass Bridge, Madeline Loop Bridge, Anderson Mill West tennis courts, and quote from Austin Sign Co. for a total cost of \$13,215.00.

Motion by: Director Rocco

Second by: Director Jones

Ayes: Director Rocco

Director Jones

Director Avila

Director Norrell

Noes: Director Flores

Agenda Item No. 9: Parks Committee, including review and approve proposals as needed;

(a) discuss proposal for landscaping at entrances;

- Director Jones then reported on the replacement of plants at the entrance of Anderson Mill West Park as well as one other park.

- **Motion:** Authorize the cost of replacement of plants at park entrances at a cost not to exceed \$10,000.00.

Motion by: Director Jones

Second by: Director Avila

Ayes: Director Jones

Director Avila

Director Rocco

Director Norrell

Noes: Director Flores

Agenda Item No. 10: Committee Assignments and Reports, including

(a) Information Management Committee, Waste Management Committee, Open Records Committee, Security Committee and Budget Committee; take action as needed.

- Director Avila then reported that the District is in the process of reengaging and reviewing the current contract with Ranger Guard. Director Flores requested that a comparison be made with the previous security contractor who had a roving patrol.

- **Motion:** **The Board meeting be extended to 8:00 p.m.**

Motion by: **Director Jones**
Second by: **Director Rocco**

Ayes: **Director Jones**
 Director Rocco
 Director Flores
 Director Avila
 Director Norrell

- A Board discussion ensued regarding the cost of deed restriction enforcement.
- Director Jones then stated that AT&T is installing fiber optic cable on the Travis County side of the District.

Agenda Item No. 11: Old Business;

- Nothing to report.

Agenda Item No. 12: Attorney's Report;

- Nothing to report.

Agenda Item No. 13: Convene in executive session.

- The Board did not convene in executive session.

- **Motion:** **Adjourn the Board Meeting.**

Motion by: **Director Jones**
Second by: **Director Rocco**

Ayes: **Director Jones**
 Director Rocco
 Director Flores
 Director Avila
 Director Norrell

There being no further business to come before the Board, the meeting adjourned.

(SEAL)

A handwritten signature in black ink, appearing to read "D. C. [unclear]", written over a horizontal line.

Secretary, Board of Directors