

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS
OF TRAVIS COUNTY WCID – POINT VENTURE

April 23, 2026

STATE OF TEXAS §

COUNTY OF TRAVIS §

The Board of Directors of the District met in regular meeting, open to the public, at the District office, 18606 Venture Dr., Point Venture, Texas 78645, on the 23rd day of April 2026, at 3:00 p.m. with the Directors present being Mark Villemarette, James Kleiss, and Erik Spencer.

Others in attendance were Allen Douthitt of Bott and Douthitt, PLLC, Derek Klenke of Trihydro Corporation, Mike Bevilacqua and Will Pena of Baxter & Woodman, Greg Shields of Orrick, Dan Wegmiller of Specialized Public Finance Inc., Dodie Erickson, Gerald Connell, and Jean Cecala of Inframark. No residents were in attendance.

1. CALL TO ORDER.

Board Vice-President Mark Villemarette called the meeting to order at 3:00 p.m.

2. ROLL CALL OF DIRECTORS.

Directors' roll was called. Present were Vice-President Mark Villemarette, Secretary James Kleiss, and Assistant Secretary Erik Spencer. President Steve Tabaska and Director Curtis Webber were not in attendance.

3. PLEDGE OF ALLEGIANCE.

Vice-President Mark Villemarette led the Pledge of Allegiance.

4. PUBLIC COMMENTS.

No public comments.

5. PREVIOUS MEETING MINUTES.

Director Erik Spencer made a motion to approve the March 26, 2026, meeting minutes as presented. Director James Kleiss seconded the motion which was unanimously approved.

6. ACCOUNTANT'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS – BOTT & DOUTHITT, PLLC.

Mr. Allen Douthitt of Bott & Douthitt PLLC gave the financial report for the District. Mr. Douthitt met with the finance committee earlier in the week. Mr. Douthitt went over invoices paid by the District in March 2026 through the bookkeeper's account and presented the February 2026 financials. The Board was provided the report for review prior to the meeting.

Mr. Douthitt reported that for the month of February the District was ahead of budget. The \$20,000 grant from the Lower Colorado River Authority (LCRA) for leak detection and money for two taps contributed to these numbers. Tax revenue is down slightly with approximately 90 percent already collected. Service revenue was also down a little. Financials are trending well year-to-date. Director Villemarette asked if all the supplies from

ACT have arrived. Inframark will check.

Mr. Douthitt gave a review of the District's finances and answered questions from the Board. With no further questions or discussion, Director Kleiss made the motion to accept the bookkeeper's report, approve payment of monthly bills and professional services and authorize Bott & Douthitt, PLLC, to transfer funds as noted in the report. This was seconded by Director Spencer and unanimously approved.

7. BLX ARBITRAGE REBATE REVIEW REPORT: UNLIMITED TAX BONDS. SERIES 2016.

Mr. Douthitt gave a brief summary of the BLX Arbitrage rebate review report. The District has nothing due for the period through March 24, 2026.

Director Kleiss made a motion to approve the BLX Arbitrage Rebate Review Report. Director Spencer seconded the motion which was unanimously approved.

8. TEXAS WATER DEVELOPMENT BOARD D-FUND VS. OPEN MARKET BOND FUNDING LED BY DISTRICT'S FINANCIAL ADVISOR.

Mr. Dan Wegmiller of Specialized Public Finance Inc. explained the two options for funding from Texas Water Development Board (TWDB) DFund or Open Market Bond Funding. The Board received a table comparing both the fiscal side and timeline for each option. Mr. Wegmiller explained each and recommended using Open Market Bond Funding. Director Kleiss agreed that funding through Open Market made more sense.

Director Villemarette asked Trihydro engineer, Derek Klenke, if he had experience with TWDB funding. Mr. Klenke gave a brief explanation of requirements by TWDB and probable additional costs due to these requirements. Director Kleiss asked Mr. Douthitt where these funds would go, and Mr. Douthitt explained that an interest-bearing account would be opened for the project. Mr. Wegmiller added that with Open Market funding some principal payments may be deferred at the beginning. He also reminded the Board that tax revenue for the District is down. Funding could be available as early as July for Open Market Funding.

Director Spencer also agreed that Open Market was the preferable avenue to pursue for funding. He believes that TWDB tends to be more cumbersome with the additional requirements. He asked for a summary of other projects.

No action was taken.

9. HOMESTEAD EXEMPTION.

Director Villemarette gave a quick review of what was discussed at the previous Board meeting of including homestead exemptions for District homeowners. No action taken.

10. LEAK DETECTION.

Director Villemarette had no update for the Leak Detection project. Director Spencer said with Inframark finding pipes are not where they are shown on maps, this could delay the project.

11. AUGUSTA STANDPIPE PROJECT – BAXTER & WOODMAN CONSULTING ENGINEERS.

Mr. Mike Bevilacqua updated the Board on the Augusta Standpipe project. The Directors were provided the update prior to the meeting.

At a previous Board meeting a Director asked for a third option to include replacing the current standpipe instead of building an EST. After research by Baxter & Woodman, it was decided that option is not feasible because no dedicated line feeds the storage tank.

Mr. Bevilacqua discussed the project's budget and scheduling and the progress of Baxter & Woodman. Also in the report was the progress for the High Service Pump (HSP) replacement and Water System Improvements (WSI). A pump supplier recommended a Vertical Multi-Stage (VMS) style of pump rather than a vertical turbine (VT). VTs are the current style of pumps installed at the WTP. VMS have potential to have less of an impact during construction and therefore less construction costs, however, VMS are less efficient than VTs. Baxter & Woodman are working on a cost analysis between the VMS and VT.

Approximately 75 percent of engineering task for the Elevated Storage Tank (EST) has been completed. Baxter & Woodman hopes to award the EST construction contract by the end of October 2026. Substantial completion from the beginning of construction is approximately 420 days which would be December 2027.

Award for the HSP and WSI construction is scheduled for early in January 2027. That project should take approximately 320 days to substantial completion. All three projects should be completed by the end of February 2028.

Director Spencer made a motion to accept the Augusta Standpipe Project report from Baxter & Woodman. Director Kleiss second the motion which was unanimously approved.

12. ENGINEER'S REPORT – TRIHYDRO CORPORATION.

Mr. Klenke of Trihydro presented the engineer's report for April. The Board was provided the report for review prior to the meeting.

Water and Distribution System – On March 30, Trihydro met on site with Inframark to inspect and evaluate all 18 flushing point locations. Trihydro confirmed Inframark was installing the hydrants per specifications and were minimizing the amount of road cuts. On April 2, Trihydro attended a meeting with the District and Utilimatics to discuss configuration of the water system, proposed locations for pressure loggers and to confirm existing flow meters and instrumentation that will connect with Utilimatics' water model. On April 7 and 9, Trihydro coordinated with Inframark to photograph and confirm existing flow meters and instrumentation within the water system and its connectivity to SCADA. Trihydro followed up with Utilimatics on recommendations of where to install pressure loggers and flow meters.

On April 16, Trihydro met on site with Inframark to inspect and provide recommendations on resolving pressure issues at Demarett Dr between Burke Blvd and Venture Dr and Venture Dr between Nicklaus Dr and Deckhouse Dr as well as resolving the water meter issues on Augusta Cir.

Other – On March 31, Texas Water Development Board (TWDB) approved DFund application at their Board meeting. April 8, TWDB furnished letter copy of approval and resolution. April 7, TWDB issued notice that project will require a full environmental review. Trihydro provided TWDB updated cost estimate form and schedule reflecting the full environmental review.

Trihydro began filling out an application for TWDB Water Supply and Infrastructure Grant (WSIG) on behalf of the District. The District is seeking to obtain a grant for funding the flushing point installation.

Director Kleiss made a motion to accept the engineer's report by Trihydro. Director Spencer seconded the motion which was unanimously approved.

13. PROPOSED BOND PROJECTS IN DISTRICT AND DISCUSSION OF BOND RELATED PROJECTS AND ISSUANCE OF CONTRACT AGREEMENTS.

Mr. Klenke also updated the Directors on the bond-related projects and contracts from Trihydro. The Board was provided the report for review prior to the meeting.

Wastewater Treatment Plant (WWTP) – Pedernales Electric Coop (PEC) delivered the transformer on April 22, 2026, for the WWTP. Alterman was currently working on tying in electricity. PEC will return to finish their portion of the tie-in.

POA Lift Station –The pad for the transformer is almost ready to pour. Work continues on schedule.

Director Spencer moved to accept the Bond Report. Second was made by Director Kleiss and unanimously approved.

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

Director Kleiss made a motion to approve payment of Pay Application #29 to Associated Construction Partners for \$35,440.70. Director Spencer seconded the motion which was approved unanimously.

15. OPERATIONS COMMITTEE REPORT ON AUGUSTA STANDPIPE AND WATER PRESSURE.

The operations committee provided a report to the Board prior to the meeting to address the continued operation of the Augusta Standpipe below the 33-foot level. Due to lowering the tank level, this caused a pressure issue on Masthead Circle to worsen. Data was provided from the pressure recordings taken at two homes and a nearby hydrant. Two operational adjustments were made to help raise the pressure on Masthead above 35 psi for more hours per day than before. The two adjustments raised the hours per day above 35 psi from approximately 10 hours to approximately 17 hours. A third adjustment was tried but had to be aborted due to unexpected system responses.

The committee gave the Board two proposals to discuss to improve the pressure issues on Masthead Circle. Gerald Connell, Inframark Operations Manager, explained what Inframark has done and plans to do to help alleviate the low-pressure areas in the District. He explained what he observed when a third adjustment to boost pressure was attempted and aborted. The system did not respond as expected, so he proposed exploratory excavations in three locations and gave possible solutions depending on what is found. Mr. Connell added that some homes may require Pressure Reducing Valves (PRVs) if moved from one pressure plane to the other. He also said a Standard Operating Procedure (SOP) needs to be developed for firefighting if changes are made to the water distribution system. He asked the Board to allow his team time to check all the rest of the interconnects to assure they truly are interconnected. He also asked the Board to wait before recommending pressure booster pumps to the customers on Masthead, and the Board concurred.

Director Villemarette pointed out that the findings from Inframark’s exploratory excavations and related work will also apply to Baxter & Woodman’s engineering task, and possibly the Utilimatics project as well. Trihydro was tasked with updating systems maps and Baxter and Woodman with updating the model. He recommended running the updated model before opening and closing any valves. He also tasked Inframark with providing a list of everything that gets changed/updated as the water distribution map is updated.

No action was required.

16. OPERATOR'S REPORT – INFRAMARK.

Ms. Dodie Erickson gave the Operator's Report for March.

WTP and Distribution System – 15 flushing points have been installed and two more are ready once the ground dries. No main was found on Masters Cove so no flushing point was necessary. Comanche Lane requires a flushing point due to a dead end that was found on the southwest corner. Inframark can use the supplies purchased for the Masters Cove flushing point but seeks approval for the labor only.

Two buoys are missing from the right cable to the barge. Director Villemarette requested to wait for the lake to drop four feet before the work is done. A quote for the buoys has been received from Chapman Marine of \$1,898.00. The Board opted to wait on approving this work.

Alterman's service agreement has 9 hours remaining. Inframark has requested a quote to add the High Service Pump discharge pressure and the copper sulfate injection to SCADA. Mr. Connell said adding the copper sulfate to SCADA is not an emergency, so that could wait. Mr. Connell stated that he will follow up with Alterman.

Dyezz changed out the camera for the barge, but as of meeting time it was not functional. Director Villemarette asked Ms. Erickson to follow up with Dyezz if the camera is not functional in a week.

Inframark coordinated with Trihydro and found discrepancies on District maps in the 500 block of Demarett. Inframark is seeking approval to excavate in the area to determine if the main is the same one connected to hydrant #58. Once the upper pressure plane main is found, Inframark wishes to pothole every 20-feet to limit road disturbance.

A line from an Augusta Circle residential meter was found to be tied into the main on Venture Drive through an easement. Trihydro recommended leaving the meter as is with the District remaining responsible for the line between Venture Dr and the resident's meter on Augusta Cir. In the future if the vacant lot is going to be built on, Mr. Connell believes the line should be removed and the meter be moved to the front of the home with service coming from Augusta Cir.

WWTP and Collections System – Inframark was seeking approval to purchase two 24-inch safety life rings with a cabinet for each side of the effluent pond at the WWTP for \$1,440.72. Director Villemarette said he did some internet research and believes a less expensive option can be found without a storage cabinet. Inframark will look for life rings for less than \$500. Director Villemarette noticed that the District was out of compliance for E. coli. Mr. Connell explained that an operational error was made and was immediately corrected.

Currently all residents now have new SOLO registers installed on their meters. Thirty-five high use meters have been changed out so far in 2026.

Director Villemarette made the motion to accept the Operator's report. Director Spencer seconded the motion. The motion was approved unanimously.

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

Director Villemarette made a motion to approve the quote from Inframark to excavate in three locations for \$3,435.47 each to locate the service line back to the main on Demarett, Nicklaus and Venture Drives; and a not-to-exceed cost of \$8,500 for any related work indicated after excavating. Director Kleiss seconded the motion. Motion was unanimously approved.

Director Villemarette made a motion to approve a quote from Inframark of \$1,717.54 for labor to install a flushing point on Comanche Lane. Director Spencer seconded the motion. The motion was unanimously approved.

Director Villemarette made a motion to approve purchasing safety rings for the effluent pond at a not-to-exceed amount of \$500. Director Spencer seconded the motion which was unanimously approved.

18. BOARD ANNOUNCEMENTS.

Vice-President Villemarette announced that all the road cut repairs will need to be on next month's meeting agenda.


19. ADJOURN THE MEETING.

Vice-President Villemarette adjourned the meeting at 4:48 p.m.



Steve Tabaska, President
Travis County WCID – Point Venture

ATTEST:



James Kleiss, Secretary
Travis County WCID– Point Venture

(SEAL)



**Travis County Water
Control &
Improvement
District -
Point Venture**