

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

June 26, 2025

STATE OF TEXAS §

COUNTY OF TRAVIS §

The Board of Directors of the District met in regular meeting, open to the public, at the Property Owners Association Clubroom, 555 Venture Blvd S, Point Venture, Texas 78645, on the 26th day of June 2025, at 3:00 p.m. with the Directors present being Steve Tabaska, Mark Villemarette, Manuel Macias, Curtis Webber and James Kleiss.

Others in attendance were Jessica Benson of Bott and Douthitt, PLLC, Derek Klenke of Trihydro Corporation, Mike Bevilacqua and Will Pena of Baxter & Woodman Consulting Engineers and Dodie Erickson and Jean Cecala of Inframark. Resident in attendance was Marvin Wuthrich.

1. CALL TO ORDER.

Board President Steve Tabaska called the meeting to order at 3:00 p.m.

2. ROLL CALL OF DIRECTORS.

Jean Cecala called the roll of Directors. Present were President Steve Tabaska, Vice-President Mark Villemarette, Secretary Manuel Macias, Assistant Secretary Curtis Webber and Assistant Secretary James Kleiss thus constituting a quorum.

3. PLEDGE OF ALLEGIANCE.

President Steve Tabaska led the Pledge of Allegiance.

4. PUBLIC COMMENTS.

No public comments.

5. PREVIOUS MEETING MINUTES.

The proposed minutes of the May 22, 2025 regular meeting were presented for approval. Director Mark Villemarette made a motion to approve the meeting minutes as presented. The second was made by Director Curtis Webber. Motion unanimously approved.

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

Mrs. Jessica Benson of Bott & Douthitt PLLC gave the financial report for the District. Mr. Allen Douthitt met with the finance committee earlier in the week. Mrs. Benson went over invoices paid by the District in May 2025 through the bookkeeper’s account and presented the April 2025 financials. The Board was provided the report prior to the meeting.

Ms. Benson said the District has collected 98% of the property taxes. Of the two percent which haven’t been collected only six percent of the properties are in collections. After the Directors’ questions were answered, Director Manuel Macias made the motion to accept the bookkeeper’s report and approve payment of monthly

bills, professional services, and authorization to transfer funds as noted in the report. It was seconded by Director Villemarette. Motion unanimously approved.

The agenda was rearranged to Item 8.

8. AUGUSTA STANDPIPE PROJECT.

Mr. Mike Bevilacqua of Baxter & Woodman Consulting Engineers gave a PowerPoint presentation updating the Board on the Augusta Standpipe Replacement project. Directors asked questions which were answered by Mr. Bevilacqua and Mr. Will Pena.

Director Villemarette made a motion to accept the Augusta Standpipe Project report and approve an invoice for \$15,183.75 from Baxter & Woodman for engineering services for the Augusta Standpipe Project. The motion was seconded by Director Macias and unanimously approved.

The agenda returned to Item 7, then to regular order.

7. BARGE RAW WATER PUMPS.

The Board discussed problems at the barge over the Memorial Day weekend which required emergency callouts and repairs by Chapman Marine. After discussion, Director Macias made a motion to ratify all expenses paid to Chapman Marine for emergency repairs incurred for the barge. Director Webber seconded the motion. The motion was unanimously approved.

9. ENGINEER'S REPORT – TRIHYDRO CORPORATION.

Mr. Derek Klenke of Trihydro presented the engineer's report for June.

A written report was provided to the Board for review prior to the meeting. On May 28, Trihydro received by mail a letter from the Texas Commission on Environmental Quality (TCEQ) approving the Emergency Preparedness Plan (EPP), which was submitted in September 2024. On May 29, Trihydro provided Inframark the 2023 Fire Flow SOP. June 11, Trihydro provided the District copies of existing wastewater utility maps to reference sewer lines for Comanche townhouses.

Director Webber made a motion to accept the engineer's report. The second was made by Director Macias and the motion was unanimously approved.

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

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

Wastewater Treatment Plant Construction Services Administration – Trihydro reviewed and recommended for payment Pay Application #19 from Associated Construction Partners (ACP).

Construction Status – Wastewater Treatment Plant – Mr. Klenke said the electrical contractor is creating a small back log, but the plant's substantial completion date is still May 2026.

Whispering Hollow Lift Station Construction – The lift station is scheduled to be operational by mid-July. The District will send an alert to residents prior to testing as testing requires release of potable water. Trihydro will contact the District when the alert is required.

With no other updates or questions, Director Webber made a motion to accept the Bond Projects report which was seconded by Director Villemarette. Motion unanimously approved.

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

Director Macias made a motion to approve payment of Pay Application #19 to Associated Construction Partners for \$144,474.03. Director Villemarette seconded the motion which was approved unanimously.

12. OPERATIONS AND MAINTENANCE REPORT – INFRAMARK.

Ms. Dodie Erickson gave the Operations and Maintenance Report for Inframark. The Board was provided the report prior to the meeting.

Water Treatment Plant (WTP) and Distribution System – Hydrant at 18909 Peckham Drive has been temporarily repaired using generic parts. The SonicWall was restored by Alterman on June 17, 2025 for the SCADA system. A new disposal company has been hired to remove barrels of old chemicals from WTP.

Additional flushing was performed in the upper pressure plane to improve lower-than-normal chlorine levels. Some of the flushing caused flooding in a nearby yard so Inframark made plans to alleviate flooding in the future. Inframark provided information to the board on potentially performing a chlorine conversion on the water distribution system in the future.

Board approved having a Utilimatics representative present information on GIS mapping and water accountability at the next month's BOD meeting.

Inframark requested approval of the renewal of the service agreement with Alterman for \$32,690 annually. Inframark was seeking approval for quotes from Core & Main for parts to repair leaking check valves at the WTP. Inframark provided Director Villemarette additional information for review after last month's meeting. After discussion, Director Macias made a motion to authorize the Operations Committee to decide the best course of action for the valves and up to \$5,000 for either rebuilding or replacement parts. Director James Kleiss seconded the motion which was unanimously approved.

Wastewater Treatment Plant (WWTP) and Collection System – Board approved Inframark's quote to repair erosion near the upper pond at the WWTP.

Director Kleiss made a motion to accept the Operations and Maintenance report. The second was made by Director Villemarette. Motion approved.

Director Webber left the meeting.

13. EXPENDITURES CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 12 ABOVE.

Director Macias made a motion to approve the annual service agreement with Alterman for \$32,690. Director Villemarette seconded the motion. The motion was unanimously approved.

Director Macias made a motion to approve expenses for erosion repair by Inframark for \$4,500. The second was made by Director Villemarette. Motion unanimously approved.

Director Villemarette made a motion to approve expenses to WesTech to purchase an anode required for the

Trident WTP for \$595.63. Director Macias seconded the motion which was unanimously approved.

14. BOARD ANNOUNCEMENTS.

President Tabaska discussed the options to lower the property taxes and what the preliminary property tax statement from Travis County Tax Assessor indicates. The preliminary property tax statement shows a PV Property Taxable value of approximately \$408M, the 2024 PV Property Taxable value of approximately \$455M, indicating a 10% lower taxable value. That translates to approximately \$324,000 lower property tax for the residences of PV. The remaining \$75K-\$150K can be returned to the residents in one of 3 ways: 1) lower property tax percentage, 2) add a Homestead Exemption or 3) add an over 65 exemption. Each has rules on how they can be implemented, with minimum and maximum, plus who gets the benefits of the reduced property taxes. W&F is prepared to write a resolution that the board will have to approve once we give them direction. The District has missed the cutoff to be considered for 2026 taxes, so the first chance to implement this is the 2027 tax year.


15. ADJOURN THE MEETING.

The meeting was adjourned at 5:43 p.m.



Steve Tabaska, President
Travis County WCID – Point Venture

ATTEST:


Manuel Macias, Secretary
Travis County WCID – Point Venture

Travis County Water
Control &
Improvement
District -
Point Venture