

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

July 24, 2025

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 24th day of July 2025, at 3:00 p.m. with the Directors present being Steve Tabaska, Mark Villemarette, Manuel Macias and James Kleiss.

Others in attendance were Allen Douthitt of Bott and Douthitt, PLLC, Derek Klenke of Trihydro Corporation, Chris Kite and Andrew Boyle of Utilimatics and Dodie Erickson and Jean Cecala of Inframark. No residents were in attendance. Attorney Hunter Hudson of Willatt & Flickinger, PLLC briefly participated by phone.

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, and Assistant Secretary James Kleiss thus constituting a quorum. Assistant Secretary Curtis Webber was not in attendance.

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 June 26, 2025 regular meeting were presented for approval. Director Manuel Macias made a motion to approve the meeting minutes as presented. The second was made by Director Mark Villemarette. Motion unanimously approved.

President Tabaska rearranged the agenda to Item 17 for a conference call with the District's attorney.

17. LEGISLATIVE UPDATE.

Willatt & Flickinger, PLLC provided a memo to the Board of the 2025 Legislative Updates that would impact the District. The memo was provided to the Board prior to the meeting. A conference call with Hunter Hudson of Willatt & Flickinger, PLLC was held. Mr. Hudson briefly outlined two new legislative bills which impacts the Board or District. HB 2001 could impact the Directors as it increases penalties for misuse of official information that results in pecuniary gain from a misdemeanor to a felony. HB 1522 impacts the way Board meetings are posted. The Board must now allow three business days to post meetings instead of the original 72

hours' notice. The remaining bills would require action from District consultants. No action was required at this time.

President Tabaska went back to the regular order of the agenda.

6. UTILIMATICS PRESENTATION.

Mr. Andrew Boyle and Mr. Chris Kite gave a presentation to the Board for their business, Utilimatics. A PowerPoint presentation was given outlining what their company provides and the benefits the District could realize. The gentlemen answered questions from the Board. No action was taken.

7. 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 June 2025 through the bookkeeper's account and presented the May 2025 financials. The Board was provided the report for review prior to the meeting.

Mr. Douthitt said service revenues are trending ahead and favorable returns on investments have brought the District approximately \$200,000 ahead. Approximately 98.5 percent of property taxes have been collected and distributed to the District. Additionally, two bond payments are due.

After the Directors' questions were answered, Director Manuel Macias made the motion to pay the 2016 and 2020 bond payments, accept the bookkeeper's report and approve payment of monthly bills, professional services, and authorize Bott & Douthitt, PLLC to transfer funds as noted in the report. It was seconded by Director James Kleiss. Motion unanimously approved.

8. ADJUSTMENT TO CUSTOMER ACCOUNT.

President Tabaska led the discussion. A customer was requesting an adjustment for repairs made to his personal sewer service line. After discussing with Inframark's C&D crew, it was determined that the District was partially at fault for the break. President Tabaska had spoken earlier with the customer who agreed to splitting the charges for the repairs. President Tabaska also wanted the Board to consider an additional adjustment of \$250 for the customer to redo rockwork on his driveway that was damaged during the repair. Inframark had previously issued a credit of \$3,015.23 for repair work to the driveway.

After a brief discussion between the Directors, Director Villemarette made a motion to approve an adjustment to the customer's account of \$1,431.64 for repairs plus \$125 for driveway rockwork. Director Kleiss seconded the motion. The motion was approved.

9. AT&T ANTENNA SITE CONTRACT.

Authorized agent for AT&T Mobility, MD 7, sent a letter earlier in the month to renegotiate the lease agreement with the District for the cell site on District property. The proposal was to lower the monthly lease payment, but extend the lease with a higher rent increase every 5 years. The company also offered a lump sum payment in return for a ninety-nine-year easement on the property. The Board discussed the letter and its terms but were in agreement to leave the lease as it currently is.

Director Villemarette made a motion to respond to AT&T that the Board rejected its proposal and will stay with the current contract. Director Macias seconded the motion. The motion was approved.

10. ENGAGEMENT LETTER SUBMITTED BY MAXWELL LOCKE & RITTER LLP FOR DISTRICT'S ANNUAL AUDIT.

The annual engagement letter from Maxwell Locke & Ritter to contract with the District to perform its 2025 audit was presented. Base fee for the audit is \$17,000, up from last year's cost of \$16,000. After a discussion about the firm's past performance for the District, Director Macias made a motion to approve the engagement letter submitted by Maxwell Locke & Ritter LLP for the District's Annual Audit. Director Kleiss seconded the motion, which was unanimously approved.

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

- a. Engineering Committee recommendation to Board regarding location, size and type of Augusta Standpipe Replacement for Baxter & Woodman to pursue detail design and cost estimates.

Director Villemarette led the discussion. He told the Board that the engineering committee, made up of himself and Director Kleiss, met with Baxter & Woodman twice in the past month to try to work out details of proposed site location, and size and type of tank. After a meeting on July 23, the committee was not prepared to give a recommendation to the Board for the size, type of tank, and whether or not to use a single tank. The lack of a recommendation was mainly due to the cost uncertainty regarding WTP high service pump requirements. Mr. Villemarette stated the impact to homes in the lower pressure plane will also be factored in to the engineering committee's recommendation when it is finalized.

The committee was prepared to give a recommendation on the location for building the new tank and staging area during construction. Mr. Villemarette said the committee recommends the new tank be built where the current boat storage is located on Summit Ridge Drive. He added that the section closest to Venture Drive would be for the tank's location and the section closest to Staghorn Drive could be used as the staging area during construction.

The committee also recommended allowing an additional cost of \$15,000 for Baxter & Woodman to do a high service pump study.

President Tabaska stated he would like to see the tank built behind the District's office which the Village currently uses for its Citizen's Collection Center. He asked that any motion to be made would separate the two recommendations.

Director Villemarette made a motion to approve building the new storage tank in the current boat storage area along Summit Ridge Drive which extends from Venture Drive to Staghorn Drive. Director Kleiss seconded the motion. The motion was approved by a three to one vote, with President Tabaska voting against.

Director Kleiss made a motion to approve an additional cost of \$15,000 for Baxter & Woodman to conduct an engineering study for high service pumps for the project. Director Villemarette seconded the motion. The motion was unanimously approved.

12. ENGINEER'S REPORT – TRIHYDRO CORPORATION.

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

The District requested information from Trihydro for any recent inspection reports for the Augusta Elevated Storage Tank (EST). No new updates for the Texas Land Application Permit Renewal were available. Mr.

Klenke relayed that he had spoken to Gerald Connell, Operations Manager for Inframark about fire flow and possibly revamping the SOP.

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

13. PROPOSED BOND PROJECTS IN DISTRICT AND DISCUSSION OF BOND RELATED PROJECTS 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 #20 from Associated Construction Partners (ACP).

Construction Status – Wastewater Treatment Plant – ACP remains slightly ahead of schedule for the entire bond project. Mr. Klenke also explained the deviation from a concrete testing report. He relayed that Trihydro believes this deviation will not affect the concrete's strength. Director Villemarette recommended that Trihydro provide in writing its opinions about any deviation on a report to be kept in the District's files. Mr. Klenke said he had provided this information to President Tabaska by email. He will send it to the District for its files.

Whispering Hollow Lift Station Construction – Testing for the pumps, floats and control panel were completed earlier this week. A generator was used to wire the panel for power to conduct the testing. The test showed everything was working well. Now Pedernales Electric Coop (PEC) has been called out to set up the new electric power to the panel. Once that is completed, tests on the new system will be conducted for two more weeks. If all works well, the lift station will be put into commission and the old lift station decommissioned. ACP will also include wiring the District's meter software reading repeater in the next couple of weeks.

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

14. 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 #20 to Associated Construction Partners for \$399,045.45. Director Villemarette seconded the motion which was approved unanimously.

15. 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 – Several new items were presented to the Board. Alterman provided a quote to run conduit from the finished turbidity meter to the PLC and program the meter on the PLC. The \$3,028 cost will be deducted from the Service Agreement with Alterman. Inframark also requested approval of the yearly service plan with Alterman for ignition software. The \$1,775.20 cost will be deducted from Alterman's service agreement.

Inframark requested approval for the costs of installing a 180-degree camera that would face the barge and be viewable from smart devices. The cost for the camera set up and one-year data plan from Dyezz is \$699.98

which the District would pay. Inframark will install a pole for Dyezz to mount the camera. Director Villemarette asked who would monitor the camera and could Inframark request the camera show hoses on the bank side. He also asked that Inframark make sure that all marker lights on the barge are operational since it is sitting further out in the lake. Director Villemarette asked to have Chapman install two red floats on the shore cables to make it more visible and find out if Chapman will fix the cage door on the barge.

Inframark received approval by the Operations Committee for replacement of the swing check valves at the WTP. Parts were ordered July 22, 2025. Inframark also requested approval to replace a broken gate valve on the District's main water line at the corner of Augusta Drive and Champions Circle for \$4,177.48.

Wastewater Treatment Plant (WWTP) and Collection System – Repair to the eroded area near the upper pond should be completed by the end of this week.

Director Villemarette requested Inframark employees make sure all gates and buildings are locked when no one is on site.

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

16. EXPENDITURES CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 15 ABOVE.

Director Macias made a motion to approve the quotes from Alterman of \$3,028 for wiring and \$1,775.20 for annual service for ignition software, the quote from Dyezz of \$699.98 to install a camera facing the barge, and a quote from Inframark for \$4,177.48 to replace a gate valve at Augusta Drive and Champions Circle. Director Tabaska seconded the motion. Motion unanimously approved.

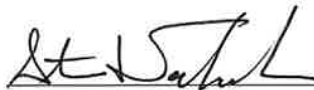
President Tabaska moved to Agenda Item No. 18.

18. BOARD ANNOUNCEMENTS.

No announcements.


19. ADJOURN THE MEETING.

The meeting was adjourned at 5:56 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