

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

September 25, 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 25th day of September 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 Allen Douthitt of Bott and Douthitt, PLLC, David Vargas of Trihydro Corporation, and Kathy Martire and Jean Cecala of Inframark. Guest 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.

Mr. Marvin Wuthrich asked the Board how pressure issues in some areas of the District are being addressed.

5. PREVIOUS MEETING MINUTES.

The proposed minutes of the August 21 special meeting and August 28 regular meeting were presented for approval. A motion was made by Director Manuel Macias to approve the August 21, 2025, special meeting minutes as presented. Director Mark Villemarette seconded the motion. Motion unanimously approved. A motion was made by Director Villemarette to approve the August 28, 2025, regular meeting minutes as presented. Director Curtis Webber seconded the motion. Motion unanimously approved.

6. PUBLIC HEARING ON TAX RATE.

President Tabaska opened the public hearing on the District's 2025 tax rate at 3:04 p.m. and asked for public comments. No public comments.

The hearing was closed at 3:05 p.m.

7. ORDER APPROVING 2025-2026 BUDGET.

Mr. Allen Douthitt began the discussion explaining that one change was made to the proposed budget the Board reviewed last month. \$50,000 was added to capital outlay for leak detection. Director James Kleiss asked if this addition is considered a place holder and Mr. Douthitt said yes. President Tabaska informed the Board that the District has submitted an application to the Lower Colorado River Authority (LCRA) to help pay for leak detection. LCRA has asked for additional information as they review the application. After a discussion about how money is allocated in the budget and a tax rate reduction by the District, Director Macias made a motion to approve the 2025-2026 budget. The second was made by Director Webber. Motion approved by a 3 to 2 vote. Voting for the budget were President Tabaska, Secretary Macias and Assistant Secretary Webber. Voting against the budget were Vice-President Villemarette and Assistant Secretary James Kleiss.

Director Villemarette added he would like to see the tax rate reduced and gave suggestions for cuts in the District's budget which would make this possible.

8. ORDER APPROVING THE DISTRICT'S APPRAISAL ROLL AND SETTING THE DISTRICT'S TAX RATE FOR 2025.

Mr. Douthitt began this discussion explaining that the current taxable value for property in Point Venture is approximately \$26 million less than last year. Directors discussed different scenarios which could affect the budget if the tax rate is decreased. Director Villemarette made a motion to reduce the current tax rate to whatever percentage is needed for the District to receive \$50,000 less revenue. Director Kleiss seconded the motion. Director Webber asked whether the District could consider exemptions for people 65+ years of age along with the Homestead exemption to reduce the rate for next year. The Board will need to take this up in Spring 2026 and have a submission ready for Travis Central Appraisal District by May 2026. Director Villemarette contended that lowering the rate today would show the Board is taking a step in the right direction to offer relief to the District's taxpayers. Director Villemarette then amended his motion to approve a tax rate of \$0.6606 for 2025 with \$0.3626 earmarked for Operations and Maintenance and \$0.2980 for debt services. Director Kleiss seconded the motion which was unanimously approved.

9. AMENDED INFORMATION FORM.

Mrs. Jean Cecala explained the requirement to update the amended information form due the Board's decision to change the tax rate from last year's rate. Director Macias made a motion to approve the amended information form. Director Villemarette seconded the motion which was unanimously approved.

10. 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 August 2025 through the bookkeeper's account and presented the July 2025 financials. The Board was provided the report for review prior to the meeting.

Mr. Douthitt said the District's budget was approximately \$27,000 to the good through July. Although water maintenance costs were up, the reduction in sewer maintenance offset it approximately \$2,000. He added that 98.99 percent of property taxes have been collected. Mr. Douthitt then gave a summary of accounts, investments, and gave a recommendation for transfers. President Tabaska asked Mr. Douthitt when the District would need to pay for the arbitrage penalty. Mr. Douthitt said he would find out.

With no more questions or discussion, Director Macias made the motion to 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 Villemarette. Motion unanimously approved.

President Tabaska rearranged the agenda to Item #12.

12. OPERATOR'S REPORT – INFRAMARK.

Ms. Kathy Martire gave the Operator's Report for August from Inframark.

Water Treatment Plant (WTP) and Distribution System – Pickup of chemicals at the WTP will be scheduled soon. On September 11, repairs to leaking check valves on the transfer lines were completed. On September 15, three meters were relocated from docks and walkways to a vault at the top of the stairs. Dyezz was installing the camera for the barge today. The District's call out system for the WTP has been changed from Amazon Chime to Twilio. Amazon Chime failed to send the operator an alert recently.

Inframark has begun a conversion of the disinfection system to free chlorine until October 8. Elevated nitrate and nitrite levels and low chlorine residuals in the distribution system prefaced this decision. On September 8 a leak on a transfer header pipe was repaired. A new injection point saddle was installed. Monthly inspection at the barge on September 11 was completed with replacement of lightbulbs and photo sensors.

The Texas Commission on Environmental Quality (TCEQ) has scheduled a comprehensive compliance investigation (CCI) for the District on October 28, 2025. The inspection will encompass a thorough review of pertinent records, an onsite evaluation of the facility as well as the collection of a water sample and pressure test. Inframark presented a quote from NRW Consulting Services to perform a survey of 11 miles of water lines.

Wastewater Treatment Plant (WWTP) and Collection System – Four check valves and ball valves were installed on townhouse lines on Comanche Drive and Venture Blvd S. Work was completed September 8. On September 10, manhole #4 was jetted and the line was videoed between manholes #4 and #5. Inframark is providing a quote to replace manhole #3 and seeking Board approval. President Tabaska asked if the quote from Inframark included coating in the manhole. Ms. Martire said she would find out. President Tabaska said he also asked at yesterday's construction progress meeting why the estimate to replace manhole #3 is so much lower than ACP quoted to replace #4. It was explained to him that manhole #4 is much deeper than manhole #3. He added that the cost of replacing manhole #3 will come out of bond money.

The District's billing system has a tentative conversion scheduled for November from AVR to Starnik.

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

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

Director Villemarette made a motion to authorize the Board President to approve replacing Manhole #3 with a not to exceed cost of \$32,000. Director Webber seconded the motion which was unanimously approved. President Tabaska asked that Inframark provide another quote to replace Manhole #1.

The Board did not take action on the NRW quote for leak detection.

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

Director Villemarette said Baxter & Woodman would like another month to put together their proposal at no extra cost to the District. Several items still needed addressing before Baxter & Woodman would be ready with its proposal. These included an unexpected answer from the TCEQ about the minimum GPM per LUE requirement for High Service Pumps, and a discussion about PRVs with Inframark. In addition, comments were requested from the District attorney about the possibility of the District installing PRVs on individual customer water lines.

No action required.

15. ENGINEER'S REPORT – TRIHYDRO CORPORATION.

Mr. David Vargas of Trihydro presented the engineer's report for September. The Board was provided the report for review prior to the meeting.

Water System – On August 27, Inframark requested Trihydro review the current piping/valving manifold configuration on the raw water intake barge and consider the feasibility of removing the cla-val's and replacing them with regular check valves. Inframark informed Trihydro that one of the eight-inch cla-val's pilot system piping froze during a cold snap and replacement parts have a long lead time and are expensive. Trihydro's recommendation is to keep the current configuration, have repair parts on hand, install freeze protection, and schedule training and site visit from cla-val representative.

Wastewater System – On September 2, Trihydro met with the District and Inframark to assess gravity sewer manholes #1, 3, 4, and 10. Trihydro recommended the District seek a contractor to clean and CCTV their gravity sewer system.

FY 2025 General Engineering Services – On September 22, Trihydro furnished FY 2026 General Engineering Services proposal. Trihydro also discussed a proposal for leak detection assistance.

a. FY 2026 General Engineering Services Proposal

Mr. Vargas also discussed Trihydro's FY 2026 General Engineering Services Proposal. The Board received the proposal prior to the meeting. Trihydro's proposal was reduced to \$65,000 for these services. This is down from last year's proposed cost of \$75,000.

Director Macias made a motion to approve the FY 2026 General Engineering Services Proposal from Trihydro for \$65,000 for time and material. Director Villemarette seconded the motion which was approved. Voting for the motion were President Tabaska, Vice-President Villemarette, Secretary Macias and Assistant Secretary Webber. Assistant Secretary Kleiss voted against the motion.

b. Leak Detection Assistance Proposal

At this time Trihydro did not present a leak detection assistance proposal. Trihydro will use funds from the General Engineering contract to do this work. If expenses go over \$10,000, Trihydro will present a proposal at that time. Director Villemarette would like Trihydro to present to the Board a scope of the work. There are still many unanswered questions about software and pressure sensing equipment. No action was required.

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

Mr. Vargas 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 submittals Numbers 90-91 and RFI Numbers 9-21. Trihydro also reviewed pay application 22 and recommended payment.

Construction Status – Work at the new Wastewater Treatment Plant (WWTP) continues to move forward. Additional work performed was calling Wastewater Transport Services to clean and vacuum the floor for manholes #4 and #5. The line was jetted and CCTV of eight-inch gravity main was performed between both manholes. Manhole #4 has been added to ACP's scope of work and is being replaced by ACP. At yesterday's progress meeting, ACP is at 76 percent of substantial completion for the project. The new generator for the new WWTP is expected to arrive in late October. The new motor control center is scheduled to arrive in mid-December which should not affect the construction timeline.

Whispering Hollow Lift Station – In one to two weeks circuits for the OmniSite and RG3 antenna should be ready. Then a final check off list will be performed. Director Villemarette wants the OmniSite to be rigorously tested for reliability before handing the project over to Inframark and the District. He recommended having a person from OmniSite to go over instrumentation. Director Villemarette also wanted Inframark to better understand the data produced by OmniSite software. There is a slight delay in building the fence around the lift station.

POA Lift Station – President Tabaska met with Point Venture POA and Trihydro to discuss a temporary fence to be erected to house boat trailers which are currently on District property. These trailers need to be moved from the storage area during portions of the construction of the new lift station. The fence is scheduled to be in place by October 1. Locks and cables will be provided to secure the trailers. All trailers which need to be relocated to this temporary area are scheduled to be out of the current storage area by the end of November.

Water Systems Analysis – Mr. Vargas reported this project is almost at its expiration date. Trihydro will close out the project on September 30. Final billing was \$138,465 of the budgeted \$153,490.

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.

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

Mr. Vargas relayed that Trihydro had reviewed Pay Application #22 and recommended payment. Director Villemarette made a motion to approve payment of Pay Application #22 to Associated Construction Partners for \$105,294.96. Director Macias seconded the motion which was approved unanimously.

President Tabaska went back to agenda Item #11.

11. CUSTOMER'S REQUEST FOR REIMBURSEMENT.

Director Villemarette led the discussion. He said he reviewed all the information included in this month's Board's folder and visited with the customer prior to the meeting. After looking through all the data, he is recommending the District reimburse the customer \$3,080. Director Villemarette recommended first verifying the customer's account is current and have the customer sign an agreement with the District accepting the offer before issuing a check. The Board discussed various options and decided Director Villemarette gave a fair assessment of the situation and approved his recommendations.

Director Macias made a motion to reimburse the customer \$3,080 including the recommendations made by Director Villemarette during the discussion. Director Webber seconded the motion. The motion was

unanimously approved.

President Tabaska went back to original order of the agenda.

18. BOARD ANNOUNCEMENTS.

No announcements.

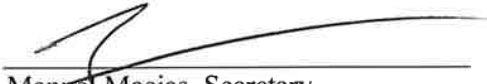
19. ADJOURN THE MEETING.

President Tabaska adjourned the meeting at 5:44 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