

MINUTES OF  
LAKE MCQUEENEY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

August 17, 2022

The Board of Directors (the "Board") of Lake McQueeney Water Control and Improvement District No. 1 (the "District") met in regular session in person, open to the public, on the 17<sup>th</sup> day of August 2022, at Lake Breeze Ski Lodge, 225 Ski Lodge Road, McQueeney, TX 781234, inside the boundaries of the District, and the roll was called of the members of the Board:

Robert L. Worth, Jr.	President
Paul A. Mueller	Vice President
Lindsey Gillum	Secretary
David Doughtie	Treasurer/ Assistant Secretary
Michele Norris	Assistant Vice President

Directors Mueller, Doughtie, Gillum and Norris were present in person, thus constituting a quorum, and Director Worth was present by videoconference.

Also present at the meeting, either in person or by videoconference were members of the public whose names are listed on the attached sign-in sheet; Brian Baird and Richard Nelson, District residents; Caleb Estes and Michael Willett of Touchstone District Services ("Touchstone"); Terrell Palmer of Post Oak Municipal Advisors; Taylor Kolmodin of Municipal Accounts & Consulting, LP ("MAC"); Ricardo Gomez of Pape-Dawson Engineers, Inc.; and Nellie Connally and Jane Miller of Allen Boone Humphries Robinson, LLP ("ABHR").

PUBLIC COMMENT

Ms. Connally reviewed the District's public comment policy (the "Policy") prior to opening the floor and line for the Board to receive public comment.

Mr. Bob Woods commented regarding Lake Wood and Lake Gonzalez dam construction and future maintenance as a model for Lake McQueeney. He also commented regarding alternative funding options for construction.

Mr. Paul Overstreet commented regarding the impact of the Guadalupe-Blanco River Authority ("GBRA") committing or selling water to other service areas.

There being no additional members of the public wishing to make public comment at this point on the agenda, Director Worth moved to the next agenda item.

## MINUTES

The Board reviewed the minutes of the July 20, 2022, regular meeting. Director Norris moved to approve the minutes, as submitted. The motion was seconded by Director Gillum and passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kolmodin reviewed the bookkeeper's report, a copy of which is attached, and reviewed proposals from local government investment pools. She also reviewed the budget and requested a budget amendment on the September agenda.

Following review and discussion, Director Norris moved to (1) approve the bookkeeper's report and payment of invoices, as presented; and (2) authorize transfer of funds to TexPool, subject to confirmation of any applicable wire fees. Director Worth seconded the motion, which passed unanimously.

## 2022 TAX RATE

Mr. Palmer distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2022 contract tax rate of \$0.20 per \$100 of assessed valuation, based on the District's initial 2022 certified value. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Connally discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Worth moved to: (1) set the public hearing date for September 21, 2022; and (2) authorize publication of notice in the Seguin Gazette of the District's meeting on September 20, 2022, to set the proposed 2022 total tax rate of \$0.2710 per \$100 of assessed valuation, with \$0.20 allocated for contract tax for payment of contractual obligations to the GBRA for issuance of bonds for design and construction of the Lake McQueeney dam. Director Doughtie seconded the motion, which passed unanimously.

## UPDATE FROM ENGINEERING COMMITTEE AND MATTERS RELATED TO GBRA

Director Mueller provided an update regarding dam engineering and design and projected start of construction schedules.

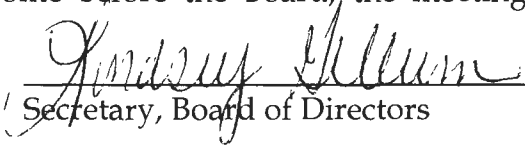
## WEBSITE AND COMMUNICATION MATTERS

Director Norris reported regarding updates to the District website and the status of distributing mailing cards to District residents/owners with information regarding registration to receive email alerts through the District's website.

MEETING SCHEDULE

The Board concurred to hold its next meeting on September 21, 2022, at 4:00 p.m.

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

  
Secretary, Board of Directors

