

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

July 20, 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 20<sup>th</sup> day of July, 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 Worth, Mueller and David Doughtie were present in person and Directors Gillum and Norris were present by videoconference, thus constituting a quorum.

Also present at the meeting were: members of the public whose names are listed on the attached sign-in sheet; Ashlee Martin of McCall Gibson Swedlund Barfoot PLLC; Calep Estes, Angie Hartwell and Michael Willett of Touchstone District Services ("Touchstone"); Taylor Kolmodin of Municipal Accounts & Consulting, LP ("MAC"); Charlie Hickman with the Guadalupe-Blanco River Authority ("GBRA"); and Nellie Connally and Jane Miller of Allen Boone Humphries Robinson, LLP ("ABHR").

Members of the public and consultants attending the meeting via videoconference are listed on the participant list attached to these minutes.

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. Dodson suggested that the Board consider holding a town hall meeting to discuss projected permitting and construction schedules and factors that might affect those timelines. He also asked if the Board has discussed issues encountered during dewatering and construction with the President of the Lake Dunlap Water Control and Improvement District No. 1. He expressed his concern regarding the District's partnership agreement with Lake Placid Water Control and Improvement District No. 1 ("Lake Placid"). Ms. Connally responded that the District does not have a partnership agreement with Lake Placid.

Mr. Arturo Volpe, Treasure Island resident, asked if there was or would be any ruling regarding the use of jet crafts on the lake during dewatering.

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 May 18, 2022, regular meeting. Director Mueller moved to approve the minutes, as submitted. The motion was seconded by Director Doughtie and passed unanimously.

## AUDIT FOR FISCAL YEAR END APRIL 30, 2022

Ms. Martin presented and reviewed a draft audit for the fiscal year ended April 30, 2022. After review and discussion, and upon a motion made by Director Mueller and seconded by Director Norris, the Board voted unanimously to approve the proposal.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kolmodin reviewed the bookkeeper's report, a copy of which is attached. She also reviewed a proposed Amendment to Bookkeeping Services Agreement. Following review and discussion, Director Worth moved to (1) approve the bookkeeper's report and payment of invoices, as presented; and (2) approve an Amendment to Bookkeeping Services Agreement. Director Mueller seconded the motion, which passed unanimously.

Ms. Kolmodin discussed interested rates offered by local government investment pools and said she would bring proposals to the August 2022 Board meeting for review and discussion.

## DEVELOPING TAX RATE DISTRICTS

Ms. Connally discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing Tax Rate District for the 2022 tax year.

Following review and discussion, Director Gillum moved to adopt a Resolution Regarding Development Status for 2022 Tax Year establishing the District as a Developing district for the 2022 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that

the Resolution be filed appropriately and retained in the District's official records. Director Norris seconded the motion, which passed unanimously.

#### UPDATE FROM ENGINEERING COMMITTEE AND MATTERS RELATED TO GBRA

Mr. Hickman provided an update regarding dam engineering and design and projected start of construction schedules.

#### WEBSITE AND COMMUNICATION MATTERS

Director Norris presented a proposal from Touchstone in the amount of \$1,061 for printing and mailing cards with information regarding registration to receive email alerts through the District's website. Following review and discussion, Director Worth moved to approve the proposal. Director Mueller seconded the motion, which passed unanimously.

#### LETTER AGREEMENT WITH FERGUSON GROUP

Director Gillum next reviewed a proposal from the Ferguson Group, LLC for grant research and writing services. Following review and discussion, Director Doughtie moved to approve the proposal. Director Mueller seconded the motion, which passed unanimously.

#### MEETING SCHEDULE

The Board concurred to hold its next meeting on August 17, 2022, at 4:00 p.m.

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

*Lindsey Gillum*  
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Secretary, Board of Directors

