

MINUTES OF MEETING – BOARD OF DIRECTORS  
COUNTY LINE SPECIAL UTILITY DISTRICT  
DATE: JULY 20, 2020

**BOARD MEMBERS PRESENT:**

Chris Betz	* via conference call
Rene Harbison	* via conference call
Toni Brewer	* via conference call
Bob Diaz	* via conference call
Ken Dodson	
Joe Howe	* via conference call
William Ilse	* via conference call

The meeting was held at County Line Special Utility District office, 8870 Camino Real, Umland, TX via conference call.

In accordance with the Office of the Governor’s March 16, 2020 proclamation suspending certain Texas Open Meetings Act laws in response to the current COVID-19 pandemic and statewide disaster declaration, this public meeting of County Line Special Utility District was accessible by telephone conference call. The public was able to dial into the teleconference by calling 832-917-1510 and entering code 588606.

Guest via conference call:

David Klein of Lloyd Gosselink Law Firm  
Steven Greenberg of Plum Creek Utility  
Bill Frye of Plum Creek Utility  
Mark Garonzik, Customer  
Humberto Ramos of Canyon Regional Water Authority  
Allison Nieto of Southwest Engineers  
Jeff Kallus of Southwest Engineers

1. Called to order at 6:45 PM.
2. No public comments.
3. Bill Frye of PCU reported the wastewater plant is functioning well.
4. Joe Howe made a motion to approve the recommendations presented during the Public Hearing to amend the Land Use Assumptions, Capital Improvement Plan, and the Wastewater Impact Fees for the CLSUD wastewater impact fee service area. The Wastewater Impact Fee is set at \$1,250 per LUE. Toni Brewer second. The motion carried with a unanimous vote.
5. Allison Nieto reported that CLSUD acquired a 50’ X 50’ tract of land in the 1970’s. This tract is adjacent to Jose Garcia’s property. Daniel Heideman reported this was the location of CLSUD’s first elevated tank to serve the area. This tank was deconstructed years ago when it aged out. Due to the elevated tank on High Road there is no reason to use this land for another tank and in practicality it is too small to be of use. Toni Brewer made a motion to declare the 0.057-acre tract of land that CLSUD currently owns

(Vol.472, Pg.700, Caldwell County Deed Records) as surplus property. Joe Howe second. The motion carried with a unanimous vote.

6. Joe Howe made a motion to convey by deed the 0.057-acre tract of land as is to Jose Garcia in consideration for the wastewater easement across his property. William Ilse second. The motion carried with a unanimous vote.
7. Allison Nieto reported CTX Capital Partners has requested both water and wastewater services for the property Misty Lane / South of Highway 21. The developers plan to install 600 manufactured homes. David Klein reported he is working the developers on a term sheet which will detail the costs and contracts needed. This item will be on the August 17, 2020 agenda.
8. Chris Betz reported the amended Wholesale Wastewater Service agreement between PCU and CLSUD is in progress. This item will be on the August 17, 2020 agenda.
9. Chris Betz reported that the current wastewater pass thru is the Developer pays \$5K per LUE to CLSUD. CLSUD then pay PCU \$4,500 per LUE. The proposed change will have PCU receiving the entire \$5K until the Wholesale Wastewater Service agreement is completed. Joe Howe expressed concern of not having an end date. David Klein stated he can add a date if the Board votes to include one. Joe Howe made a motion to adopt the Wastewater Treatment Service Fee with the inclusion of an expiration date of December 31, 2020 in Section 4. Toni Brewer second. The motion carried with a unanimous vote.
10. Chris Betz reported that he, Daniel Heideman and Mark Garonzik were able to meet to discuss Mr. Garonzik concerns brought before a City of Umland council meeting regarding various wastewater projects and procedures. Mr. Betz and Mr. Heideman explained the various projects process, how service areas are established and the various aspects of the community block grant. Mr. Garonzik thanked Mr. Betz and Mr. Heideman for the time they spent meeting with him and stated the meeting alleviated his concerns.
11. Jeff Kallus stated he is in the process of getting quotes update the electrical components at the EAA well site. This item will be on the August 17, 2020 agenda.
12. Jeff Kallus reported Harmony Hills has requested a payment of \$30K for the easement CLSUD requested. Fair market value is \$14K. Harmony Hills has agreed to a payment of \$14K. CLSUD is waiting for the revised contract from Harmony Hills. This item will be on the 8/17/2020 agenda.
13. The wastewater status report prepared by Allison Nieto of SWE was reviewed.
14. The water status report prepared by Jeff Kallus of SWE was reviewed.
15. Jeff Kallus reported the ARWA intake will be at the current Goforth wholesale water tank. Goforth SUD has stated they will release the wholesale water agreement yet they would like an offer for the existing tank that they own. CLSUD owns the land. Mr. Kallus is working with an appraiser to come up with a fair offer. This item will be on the August 17, 2020 agenda.
16. Daniel Heideman reported there is a dead-end line on Creekside Drive. Sunset Ridge Mobile Home Park ( Sunset Ridge ) is agreeable to allowing CLSUD to loop from the back of Sunset Ridge to the end of the line on Creekside Drive. ARWA and Sunset Ridge are working out the route of the proposed water line. This item will be on the August 17, 2020 agenda.
17. Allison Nieto reported making proposed changes to the District Service Policy Section G. Mrs. Nieto changed some of the language to coincide with the current practices in place, and LUE calculation chart was added, and the amount due for Developers are required to pay was changed to 50% of the Impact Fee only. Toni Brewer made a motion to approve the changes stated by Allison Nieto. Joe Howe second. The motion carried with a unanimous vote.
18. Chris Betz reported Daniel Heideman is making a task list for SWE to investigate options for low cost funding from Texas Water Development Board and other sources. This item will be on the August 17, 2020 agenda.

19. Chris Betz reported on ARWA's current operations.
20. Daniel Heideman reported on the CRWA Board of Trustees meeting.
21. Toni Brewer made a motion to join the State of Texas Local Government Purchasing Cooperative to use when buying company vehicles. Joe Howe second. The motion carried with a unanimous vote.
22. Chris Betz reported VTXI, LLC is preparing a contract. This item will be on the Aug 17, 2020 agenda.
23. Susan Browning reported the last update to the Board of Director Stipend Policy was 12 years ago. Due to the growth rate CLSUD is experiencing, it needs to be updated in order to fairly compensate Board members. David Klein stated there are limitations imposed by law. Mr. Klein is going to look up the code and report it to Susan Browning, Chris Betz and Daniel Heideman. This item will be on the August 17, 2020 agenda.
24. The item regarding compliance with and/or exemption from recently adopted Texas Commission on Environmental Quality rules regarding recycling and associated statutory requirements has been tabled until the August 17, 2020 Board meeting.
25. Daniel Heideman reported on the bids received for annual generator maintenance agreements. Mr. Heideman recommended Austin Generator Service as they are a local company and the lowest bid. Joe Howe made a motion to accept the agreement with Austin Generator Service. William Ilse second. The motion carried with a unanimous vote.
26. Toni Brewer made a motion to accept the June 15, 2020 Board meeting minutes. Rene Harbison second. The motion carried with a unanimous vote.
27. Daniel Heideman reported easements are being prepared to upgrade the Hwy 21 / Gristmill intersection with 12" casing. This item will be on the August 17, 2020 agenda.
28. The financials were reviewed.
29. Toni Brewer made a motion to accept the 2020 Budget with the change to Note 4. Rene Harbison second. The motion carried with a unanimous vote.
30. Toni Brewer made a motion to approve the quarterly Public Funds Report. William Ilse second. The motion carried with a unanimous vote.
31. Toni Brewer made a motion to appoint the Board President to sign the Lloyd Gosselink legal engagement supplement letter for the items listed within the first paragraph of the letter. Should new issues arise that are not listed within the letter and need legal attention, the Board will decide whether to have those items added to an additional LG Law Firm supplement letter or use another law firm. Rene Harbison second. The motion carried with a unanimous vote.
32. The calendar of events was reviewed. Daniel's annual review will be on the August 17, 2020 agenda.
33. The cyber security training has been completed.
34. The meeting adjourned at 8:34 PM.

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Chris Betz  
President of the Board

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Toni Brewer  
Secretary of the Board

Acronyms:

ARWA – Alliance Regional Water Authority - formerly HCPUA – Hays Caldwell Public Utility Authority  
CCN – Certificate of Convince and Necessity

CLSUD – County Line Special Utility District  
CRWA – Canyon Regional Water Authority  
GBRA – Guadalupe Blanco River Authority  
PCU – Plum Creek Utility  
SWE – Southwest Engineers  
TCDBGP – Texas Community Development Block Grant Program  
TCEQ – Texas Commission on Environmental Quality  
TML – Texas Municipal League  
TRWA – Texas Rural Water Association  
TWA – Texas Water Alliance  
TWDB – Texas Water Development Board  
WCM – Williams Crow Mask, audit firm