

Minutes of the Regular Meeting of the  
BASTROP COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #2

A regular meeting of the Board of Directors of Bastrop County Water Control and Improvement District #2 was held on Thursday, August 15, 2019, beginning at 6:30 p.m. at the Bastrop Convention Center, 1408 Chestnut Street, Bastrop, TX. 78602.

**Present BCWCID #2 Board Members:**

Mary Beth O'Hanlon, President  
Butch Carmack, Vice President  
Scott Ferguson, Secretary

**BCWCID #2 Staff/Other Professionals:**

Paul Hightower, General Manager  
Tyler Walsh, Operations Manager  
Alma Rodriguez, District Administrator

**Absent:**

Sam Kier, Treasurer  
Karen Pinard, Director

- 1.) Call to Order and Establish a Quorum  
President O'Hanlon called the meeting to order at 6:31 p.m. A quorum of Board members was present.
- 2.) Pledge of Allegiance  
President O'Hanlon led the Pledge of Allegiance.
- 3.) Texas State Flag  
President O'Hanlon led the Pledge of Allegiance to the Texas Flag.
- 4.) Public Comments/Announcements (The Board respectfully requests that persons limit comments to three (3) minutes. Under the Open Meeting Act, the Board may not deliberate or take action in response to any matter raised during public comment that is not a separate agenda item.)  
Susan Barrie resides on Pahoiki commented it's a dream come true after 5 years to have a smooth road and thanked everyone and also asked if there is still additional work to be done.

Tyler Walsh stated there is some wash rock that will need to be placed in that front area for drainage, the end of the driveway will be replaced with either cold mix or a hot mix but this work will be done in about 6 weeks because it needs to cure. This is for mailboxes as well. We will notify everyone.

Gwen Winter resides on Pahoiki stated that she thinks their road is fantastic after 16 years of living on a road that wasn't paved and also stated that her neighbor passed away this morning as a result of a hit and run accident in Austin.

- 5.) Discussion and possible action regarding scheduling of future meeting dates:
- a. Regular Board of Director's Meeting scheduled for Thursday, September 19, 2019 at 6:30 p.m.

President O'Hanlon announced the meeting date for September.

- 6.) **CONSENT AGENDA:** *(Consent Agenda items are generally routine. Unless removed by a member of the Board or General Manager, items listed on the consent agenda may be acted on together and without prior discussion.)*
- a. Approval of minutes from the July 18, 2019 Regular Meeting of the Board of Directors;
  - b. Approval of monthly financial report for July 2019; and
  - c. Approval of Release of Liens held by District on Real Property.

**Motion: Scott Ferguson moved to approve the minutes from the July 18, 2019 Regular Meeting and the monthly financial report for July 2019. Seconded: Butch Carmack. Vote: Three (3) in favor, motion carries.**

Alma Rodriguez reviewed the Release of Liens.

**Motion: Butch Carmack moved to approve the Release of Liens. Seconded: Scott Ferguson. Vote: Three (3) in favor, motion carries.**

- 7.) Discussion and possible action regarding items on the General Managers report Paul Hightower reported on the following items:

- a. Status of TTHM compliance:  
The first round of samples came back, from the testing last month. Again, we were given inconclusive results and they want to do more testing. I have let them know that we are doing a pilot project first with a mechanical unit. After this, we will be able to review and make a decision of what's going on with the water and which direction we need to go.

We also are looking at drilling a couple test holes in different areas to see if we can get better water. We have spoken to several drillers about this and are also looking at some different properties around the Pine Forest site, that could possibly be used for a second well, if better can be found. We are collecting pricing and information on that now.

I've met with the Lost Pines GW District and have started talks about the potential of us drilling a new well for better water. They have stated that it will not be a problem for us, in the case of our current well producing so much methane. I had a suggestion of using the current well, as a non-potable bulk fill water station and they said that was a much better idea then just plugging

and abandoning. At the same time, it was suggested that if the well keeps producing the high methane levels, it could be turned into a flush point as well, to alleviate the stress on the aquifer from all the gas pockets. Several options to look at and consider. Currently, bulk water is taken from a hydrant or similar. Using this well for bulk water only, could have several advantages for us as well as the underground water!

I've had 2 visits and multiple conversations with a Hydrologist in the Round Rock area that specializes in the Simsboro aquifer. He is researching for us, areas or possibilities for drilling that are closer to us. Initially, he is not charging us anything for this service. If we wish for him to give us actual data, there will be charges.

b. Update on district water plants and lift stations:

Plans are in the works for our water storage & pressure tanks getting on a rehab program so that we can get them painted and coated. This will make the exterior appearance of them a lot better. The interiors need to be coated every 5-10 years, depending on water quality and the type of material used; painting vs liner style. All of this information will be rolled into a presentation for next month's meeting so that we can prepare for next year's budget and capital expenses.

c. Water/Wastewater maintenance & improvement projects update:

Tyler & I have started exploring a couple of the line loop projects in the area. We have some growth going on in Unit 3 that would greatly benefit from this getting completed.

Getting these completed, would also decrease the flushing water used on 3 dead end mains.

The next areas to be focusing on, will be Tahitian Drive and Mauna Kea Lane.

d. Roads maintenance & improvement projects update:

The County is moving forward and is ahead of schedule for completing the roads. They are currently moving into the last 2 sets of roads for this year's projects.

So far county has completed Konahuanui, Papawai Drive, Koae, Huelo, Kulua & Kimo Courts, Pahoiki, Kou, Kaliu, Ahumoa and Makaka which equals 2.52 miles or 13,039 feet.

They are currently working on N. Pahihi, Kaena, Kaenapapa and Awehi which equals 0.83 miles or 4,370 feet.

Next will be Puu Waa Waa up to Halawa Court due to drainage concerns that have come up. This will equal 0.75 miles or 4,365 feet.

Last will be Upola, Ohana, Paia and Haou which equals 0.42 miles or 2,250 feet.

Totals once complete will be 4.55 miles or 24,024 feet. The mileage/footage measurements taken from the Road Plan shows 4.61 miles and 24,315 feet. The County started on June 24th and have made steady progress.

We have also finalized the 2020 road projects with BEFCO and the County. We had 6 meetings total, including WCID, Befco & County personnel all together, to make the walk-thrus. We all went road by road, going thru them, updating notes, measurements, items needed, etc for our notes. All discussions, notes, mark-ups and/or edits and changes, have all been documented and recorded on the Engineering Notes and distributed to all parties involved. There was 2 adjustments made to Pahalawe and Anahulu. Due to a combination of the terrain, property size and angles, we took approximately 400' off of the end of Pahalawe and approximately 250-300' off of the end of Anahulu.

Type 3 barricades will be placed at the ends. We all spoke about it on-site and Mel made the decision on these changes, due to the factors and will accept them, based on this. If anything about these roads change in the future, the County will maintain them.

The documents have been received, signed/sealed from BEFCO and have gone to the County bidding department. Mel and I are meeting with the department head to review everything and it could be published as soon as next week to accept bids.

e. Employee update:  
There are no updates at this time.

f. Reserves Advisory Committee Update:

Currently, the only update is that we have posted for accepting applications for the 2 WCID members. As of today, we have received only 1 application. A reminder was sent out on Monday and hope to report back next month with the applications we receive, for the Board to review. I have spoken to 4 people that want to put in applications, but none have been received to date and Alma Rodriguez has spoken to several people as well that are interested.

TVPOA has assigned David Carter and Mary Jo Creamer as their 2 members.

g. Report on website updates

The website redesign has been completed. The office staff has played a large roll on the work order side for creating new topics, deleting old topics, general ideas and design, etc. We are working with our IT people on the email settings,

to integrate with the online work order request side of the site. We will have a 100% working preview at next month's meeting, for the Board to review. After this, we will launch the site and send out a mass email notifying every one of the new website and all the new features. Update on District water plants and lift stations

Randy McDonald asked on the 2020 road plan are you still going to be jumping around from street or will you concentrate on one area.

Mr. Hightower responded as of right now we will be jumping around. The road plan was setup by density. It makes logically sense to work in one area.

- 8.) Discussion and possible action regarding Construction of New Office Building  
President O'Hanlon stated this is a standing item and I do not think we have anything to report as of today.

Paul Hightower stated he has spoken to several building and steel building manufacturers. Mueller came in with a base bid of \$29K. This project can be bid separately and save quite a bid of money. It will be more of a task but it will be the most advantageous way to go. I have been talking to a modular place out of Georgia and they deal with commercial building and have several floor plans. This would be built on site, and the cost would be around \$350k to \$400k.

Comment: Modular buildings are not in Tahitian Village.

Question: Who would handle their warranty and would it be someone local?

Answer: Paul Hightower stated he would definitely check on the warranty.

President O'Hanlon stated Mr. Hightower has been looking at all options and looking at the most cost effective way to building the new offices because we all will be paying for it.

- 9.) Discussion and possible action Potential Sale of the old District building and Land on which the building is located

Paul Hightower stated the buyer has accepted the offer on the building and they have several items to complete that they are working on. We will keep the Board updated.

- 10.) Receive Monthly Report from Representatives of the Road Committee  
Paul Hightower stated there was nothing to report from the Road Committee. The next Road Committee meeting will be held on September 10, 2019 at 5:45 p.m. at the Fire Station.

Jo Egitto asked if there are any bus route information that changes, makes or breaks any road maintenance.

Paul Hightower stated the transportation department has actually decreased their routes due to some of the roads. This will be a discussion for the meeting next month for the road committee.

Director Carmack asked how the road crew was working out and about the status of the portion of Keanahalululu Lane.

Tyler Walsh stated the crew has graded 5 roads but has been helping out a lot with the road construction. Keanahalululu Lane will need the roller but the roller is broken right now.

President O'Hanlon asked how they determine what roads to work on?

Tyler Walsh stated that safety is the main concern.

11.) Board suggestions on future agenda items


No new items were added to future agenda items.

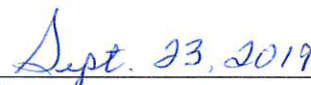
Commissioner Hamner stated the new Interlocal Agreement will be available for the next meeting. It is going before Commissioner's Court on August 26 for approval. Once approved then the County can put it out for bid.

12.) Adjourn

**Motion: Butch Carmack moved to adjourn the meeting. Seconded: Scott Ferguson. Vote: Three (3) in favor, motion carries.**

MEETING ADJOURNED AT 7:16 P.M.

  
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Board Director

  
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Date