

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, June 15, 2023, beginning at 6:30 p.m. The meeting was held at the District office, located at 112 Corporate Drive.

**Present BCWCID #2 Board Members:**

Mary Beth O'Hanlon, President  
Scott Ferguson, Vice President  
Ron Whipple, Treasurer  
Michele Plummer, Director  
Butch Carmack, Director

**BCWCID #2 Staff:**

Paul Hightower, General Manager  
Patricia Lujan, Office Supervisor  
Darrel Culberson, Comptroller

**Absentees**

**Remote Participation**

Tony Corbett, Attorney

- 1.) Call to Order and Establish a Quorum – O'Hanlon

**By: MaryBeth O'Hanlon**

**Time: 6:30PM**

- 2.) Salute to Flags – O'Hanlon

- 3.) 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.)

**Pierre Wilson had comments relating to the new road construction and the flag/pin marks. His concern was where the roads or ROW is being placed in reference to the marks. He was concerned about losing walking space to drainage or road surface area. Staff explained the current marks were for control points relating to the GPS but that we don't have a complete set of plans yet.**

**No further comments.**

- 4.) Discussion and possible action regarding scheduling of future meeting dates:

- a. Regular Board of Director's Meeting scheduled for Thursday, July 20, 2023 at 6:30 p.m.

**Mrs. O'Hanlon stated that the District's next regular Board meeting is Thursday July 20, 2023 at 6:30pm. No further comments or suggestions.**

- 5.) **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 May 11, 2023 Special Meeting of the Board of Directors;
  - b. Approval of minutes from the May 18, 2023 Board Meeting of the Board of Directors;
  - c. Approval of monthly financial report for May 2023; and
  - d. Approval of monthly financial reports for January – April, received from Inframark; and
  - e. Approval of Release of Liens held by District on Real Property.

**May 11th Special Meeting minutes: Butch Carmack had one correction to the minutes for Scott Ferguson’s name on the flags not Mary Beth. No further comments.**

**No comments regarding the May 18<sup>th</sup> Board Meeting minutes.**

**Mr. Culberson presented the District’s financial & cash statement. Mr. Culberson stated there was going to be one correction to the presented material, due to a comma being in the wrong place. Mr. Culberson stated that all the accounts were healthy and in good standing. Mr. Culberson stated that there was a request from the Board for a quarterly P&L statement and that he would start presenting that next month, then quarterly after that. Mr. Hightower shared with the Board that we did receive statements from Inframark and that they are being reviewed for missing information. Staff recommended tabling the approval of receiving the reports from Inframark for further review. Board expressed no issues or concerns.**

**No further questions or comments.**

**Paul Hightower read the Release of Liens as noted in the report.**

**Mrs. O’Hanlon called the question.**

**Motion: Butch Carmack moved to approve the Consent Agenda items, minus the financial reports.**

**Seconded: Ron Whipple.**

**Vote: Five (5) in favor, motion carries.**

- 6.) Discussion regarding the following items to be presented in the General Manager’s report:
- a. Update on District facilities, water plants and lift stations
  - b. Update on Water/Wastewater Maintenance & Improvement projects
  - c. Update on Roads maintenance & improvement projects
  - d. Employee & Administrative Update

**Mr. Hightower read the GM report as posted in the Board packet. No questions or comments**

- 7.) Discussion and review of 2023 capital improvement projects to be funded with bond proceeds–  
Hightower

**Mr. Hightower stated that Jones Heroy has caught up with the application and that the TCEQ application was in the approval stage. Jones Heroy will send over a resolution for next months meeting for the Board to approve and the District should be able to call the Bonds in the last quarter of the year.**

- 8.) Discussion and possible action regarding the request by Bastrop Studios for transfer of the certificated water and sewer service rights for its property from the District to the City of Bastrop – Hightower

**Mr. Hightower stated that there has been some discussion regarding the living unit equivalents that engineers are requesting, for the movie studios being built. The engineers are asking for 200 LUEs and BEFCO Engineering has stated that our system cannot support that. The Engineers are now asking for us to forgive or sale a portion of our CCN to Bastrop so that the City can serve the area with water & wastewater, which will occupy the movie studios and some condos or apartments. Tony Corbett shared some Texas Water Code laws and options that could happen or be applied in such cases. Mr. Corbett suggested to have engineering assess a value to the property so that we could reach a decision on what to ask for the CCN exchange. Mr. Corbett also suggested to approach the City of Bastrop regarding a dual certified CCN to serve the area in case the development doesn't go thru, it would remain in our CCN. Board approved getting with BEFCO for an assessed value and also approaching the City of Bastrop regarding the shared CCN area. This was tabled until next month.**

- 9.) Discussion and possible action regarding monthly meetings of the District's Board of Directors – O'Hanlon

**Mrs. O'Hanlon asked Board Members about the July Board meeting. All BMs stated they would be available. No further comments or discussion.**

- 10.) Update on scheduling joint meetings with the Tahitian Village Property Owners Association and Tahitian Village Architectural Control Committee – Hightower

**Mr. Hightower stated that all entities were able to meet and discuss some future items for Tahitian. The POA is looking at a couple of drainage lots that the District owns, to put a community park in. I advised the Board that it would be a joint venture between the POA, ACC and Commissioners office, possibly using or asking the District to transfer property over to the County and for it to be kept as drainage area. The group also discussed possibly replacing or upgrading some hydrants in the subdivision and the POA sharing the cost in this. The District will get a solid count on units needing replacement or major maintenance and to create a plan for this, sharing it with the POA to look at cost share. No further comments or discussion.**

- 11.) Board suggestions on future agenda items

**No comments or discussion**

- 12.) Adjourn

**Mrs. O'Hanlon called the question for adjournment.**

**Motion: Butch Carmack moved to adjourn.**

**Seconded: Ron Whipple.**

**Vote: Five (5) in favor, motion carries.**

**Meeting ended at 7:45 p.m.**