

December 14, 2021

The Board of Directors of Brown County Water Improvement District No. 1 convened in a regular meeting at 4:00 pm, December 14, 2021, in the office of the District at 501 E. Baker, Brownwood, Texas. This meeting was called to order by Mr. Bert Massey; pledge led by Mr. Ted Simpson; and invocation by Mr. Jimmy Jones. Mr. James McMillian was present. Mr. Johnny Hays was not present. Legal Counsel, Bart Johnson, was also present. District staff members present: Mr. John Allen, Mr. Dale Weaver, Mr. Cody Shannon, Mr. Mark Davis, Ms. Kay Silva and Ms. Alveza Marin.

Board considered minutes from the regular meeting held on November 9, 2021. After a brief review, Mr. Jones moved to approve the minutes as presented, seconded by Mr. Simpson. There being no further discussion, motion carried.

MINUTES

CLAIMS & ACCOUNTS

Claims, accounts & checks issued November 4, 2021, in a total amount of \$240,018.36 consisting of checks 29507-29982 were reviewed and approved as presented by motion by Mr. McMillian, seconded by Mr. Jones. There being no further discussion, motion carried unanimously.

INVESTMENT REPORT

Investment Report for November 2021 & Revenue and Expenditure Report for the month of October 2021 were considered. After a brief discussion, Mr. Simpson moved to approve these reports as presented, seconded by Mr. McMillian. There being no further discussion, motion carried unanimously.

CITIZEN PRESENTATIONS:

There were none.

SALE OF LOTS 21-27 AT ROBERTSON'S POINT FOR APPRAISED VALUE APPROVED

General Manager began discussing a previous request submitted for the purchase of lots 21-27 at Robertson's Point at Lake Brownwood by Scott Bryant and L.D. & Judy Bryant Enterprises, LLC. He informed the appraisals were presented to the District yesterday by Blasingame Appraisal of Brownwood, Texas. Appraisal values are as follows:

Lot 21, Robertson's Point. Estimated market value as of December 1, 2021 - \$19,700.00  
 Lot 22, Robertson's Point. Estimated market value as of December 1, 2021 - \$22,000.00  
 Lot 23, Robertson's Point. Estimated market value as of December 1, 2021 - \$18,800.00  
 Lot 24, Robertson's Point. Estimated market value as of December 1, 2021 - \$25,800.00  
 Lot 25, Robertson's Point. Estimated market value as of December 1, 2021 - \$23,600.00  
 Lot 26, Robertson's Point. Estimated market value as of December 1, 2021 - \$20,300.00  
 Lot 27, Robertson's Point. Estimated market value as of December 1, 2021 - \$18,800.00

Total appraised value of said lots is \$149,000.00. These appraisals were then forwarded to the Bryant's for their review. They have submitted a counter offer of \$119,000.00 plus payment of all closing costs. After discussion, Mr. Jones moved to sell said lots at appraised value presented to the District by Blasingame Appraisal in the total amount of \$149,000.00, payment of closing costs, and half of the total appraisal fee, half being \$1750.00; thus declining the counter offer submitted. Motion was seconded by Mr. McMillian. There being no further discussion, motion carried unanimously.

UPDATE: INSTALLATION OF AUTO TRANSFER SWITCH AT TREATMENT PLANT DELAYED/RESCHEDULED FOR END OF YEAR 2021

General Manager updated the Board regarding the ongoing project of installation of the automatic transfer switch at the District's water treatment plant. Due to supply chain interruptions and delays, the Thanksgiving deadline was not reached. Installation has been rescheduled, hoping for the end of this calendar year. Mr. Jones moved to table this item until the District's next scheduled board meeting, seconded by Mr. Simpson. As there was not further discussion, motion carried unanimously.

RECEIVER ASSIGNED TO DOCK 7087 AT McCARTNEY ISLAND/RECEIVER REQUESTS PERMISSION TO SELL DOCK & TRANSFER 3 SPACES APPROVED

General Counsel, Bart Johnson, Jr., addressed the Board indicating that a receiver for dock 7087 has been appointed by the other party's legal counsel. General Counsel also informed that as this dock continues to be in violation of District's floatation standards, he will be preparing a letter of violation. The appointed receiver is from Houston, Texas, has said he wants permission from District's Board of Directors to transfer and assign the corresponding leases once he finds a buyer for the dock. Mr. Jones moved that General Manager, in consultation with District's General Counsel, be authorized to execute on the District's behalf a transfer and assignment of the three (3) corresponding space leases held by Mr. David Croft if a buyer for the dock on space 7087 is found by the receiver; that the buyer be willing to take these three (3) leases over; that space transfer fees be paid by the buyer; and that this lease transfer provide for the payment for these three (3) space leases at the current standard rate for leases on McCartney Island. Motion seconded by Mr. Simpson. There being no further discussion, motion carried.

UPDATE: ZEBRA MUSSELS CITINGS AT LAKE BROWNWOOD/MITIGATION PROJECT CONTINUES

General Manager reported that zebra mussels continue to be sited at different locations at Lake Brownwood. The most concentrated areas have been the Wild Duck Marina and Kirkland areas; however, large clusters have not been cited. Inland Fisheries has indicated that all lakes are different. District continues to work to protect the District's infrastructure. No action.

ACTIVITIES REPORTS FROM DISTRICT'S SUPERVISORS

Each department supervisor then came forward and informed the Board of their recent and ongoing projects.

EXECUTIVE SESSION

At approximately 5:02 pm, the Board convened into a closed executive session pursuant to Section 551.071 of the Texas Open Meetings Act to discuss possible litigation.

OUT OF EXECUTIVE SESSION

At approximately 5:27 pm, the Board reconvened into regular session. No action.

GENERAL MANAGER REPORT

General Manager proceeded to inform the Board of the following:

1. Current lake level: 1423.3 or 1" and 9 tenths below Spillway level.  
 Lake level one month ago 1423.9, same as previous month  
 Month of November: Not available. Evaporation station is under repair.  
 YTD totals not available: Precipitation \*\*\*\* Evaporation \*\*\*\*  
 Treatment plant October 2021 Average 5,365 mgd  
 Minimum 4,596 mgd  
 Maximum 6,160 mgd

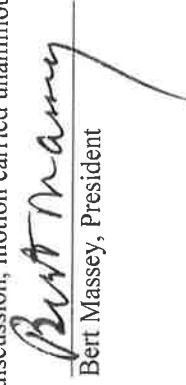
2. Updates to District's Emergency Action Plan required by the EPA continue. Final meeting is scheduled for December 21, 2021; Deadline is Friday December 31, 2021.
3. Bore project at the Hwy 279 Bridge has been completed by Oncor.
4. Freese & Nichols will be were onsite Monday November 15, 2021, to look at a zebra mussel remediation site to have a small 2 room building with a 5000 gallon chemical tank, electronics and pumping mechanism.

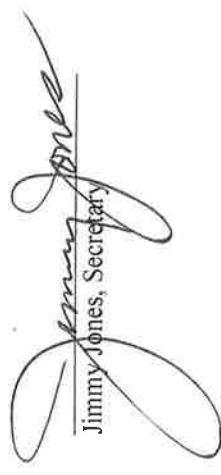
5. Christmas Holidays for the District shall be Friday December 24<sup>th</sup> and Monday December 27<sup>th</sup>. New Year Holiday will be Friday December 31, 2021.
6. General Manager, Field Operations Supervisor and Lake Patrol Chief travelled to Federal Surplus Properties in Ft. Worth on December 8<sup>th</sup> and purchased a small Connex modular container for storage at the District's Lake Patrol building for \$400.00.
7. Vulcan Materials contacted the District regarding the possible purchase of 10-15 million gallons of raw water from the District's treatment plant. District's current untreated water rate is \$1.02 per 1000 gallons. 15 million gallons per month by \$1.02 per 1000 gallons equals \$15,300 per month. A multiyear contract would be executed, drought restrictions would be followed in times of drought, and a back flow device would be required. If Vulcan Materials is in agreement, District's General Counsel will prepare the multiyear contract to lock the water rate in. A provision would be included to enable the District to cut off water supply if necessary.
8. City of Brownwood is currently doing a chlorine burnout at its Walnut Street tank.
9. General Manager and Treatment Plant Supervisor currently working on Emergency Preparedness Plan Template required by Senate Bill 3 which is due in March 2022.
10. General Manager scheduled for online ICS/NIMS training January 13, 2022, incident command training.
11. Vehicles ordered in August 2021 have not arrived. Hoping for arrival in January 2022.
12. General Manager will be out of town Thursday and Friday December 16 & 17, 2021.

#### ADJOURNMENT

At approximately 5:28 p.m., Mr. McMillian moved to adjourn, seconded by Mr. Simpson. There being no further discussion, motion carried unanimously.

Adjourned:

  
Bert Massey, President

  
Jimmy Jones, Secretary