

February 8, 2022

The Board of Directors of Brown County Water Improvement District No. 1 convened in a regular meeting at 4:00 pm, February 8, 2022, in the office of the District at 501 E. Baker, Brownwood, Texas. This meeting was called to order by Mr. James McMillian; pledged led by Mr. Jimmy Jones; invocation by District's Legal Counsel, Bart Johnson Jr. Mr. Ted Simpson was present. Mr. Johnny Hays arrived shortly thereafter. Mr. Bert Massey was not present. District staff members present: Mr. John Allen, Mr. Dale Weaver, Mr. Mark Davis, Ms. Kay Silva and Ms. Alveza Marin.

MINUTES

Board considered minutes from the regular meeting held on January 11, 2022. After a brief review, Mr. Jones moved to approve the minutes as presented, seconded by Mr. Simpson. There being no further discussion, motion carried.

CLAIMS & ACCOUNTS

Claims, accounts & checks issued February 8, 2022, in a total amount of \$143,891.13 consisting of checks 29642-29711 were reviewed and approved as presented by motion by Mr. Jones, seconded by Mr. Simpson. There being no further discussion, motion carried unanimously.

INVESTMENT REPORT

Investment Report for January 2022 & Revenue and Expenditure Report for December 2021 were considered. After a brief discussion, Mr. Jones moved to approve these reports as presented, seconded by Mr. Simpson. There being no further discussion, motion carried unanimously.

CITIZEN PRESENTATIONS:

There were none.

2022 DIRECTOR ELECTION ORDER AND NOTICE APPROVED

The Board then considered the Order of Election and Notice of Election for the May 7, 2022, director election. After review, Mr. Jones moved to approve the Order of General Election for Other Political Subdivisions and the Notice of General Election for Other Political Subdivision, seconded by Mr. Simpson. Motion carried unanimously. The Order and Notice are as follows:

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Prescribed by Secretary of State
Sections 3.004, 3.005, 3.006, 4.008, 83.010, 85.004, 85.007 Texas Election Code
11/2021

ORDER OF GENERAL ELECTION FOR OTHER POLITICAL SUBDIVISIONS ORDEN DE ELECCION PARA OTRAS SUBDIVISIONES POLITICAS

An election is hereby ordered to be held on May 7, 2022 for the purpose of voting on:

(Por la presente se ordena celebrar una eleccion el 7 de Mayo del año 2022 con el propósito de votar sobre)

List Offices/Propositions/Measures on the ballot *(Enumere los puestos/proposiciones/medidas oficiales en la boleta)*

**ELECT TWO (2) DIRECTORS FOR THE BROWN COUNTY WATER IMPROVEMENT DISTRICT #1
ELEGIR DOS (2) DIRECTORES PARA EL BROWN COUNTY WATER IMPROVEMENT DISTRICT #1**

Early voting by personal appearance will be conducted each weekday at:

(La votación adelantada en persona se llevara a cabo de lunes a viernes en.)

The Main Early Voting Location *(sitio principal de votación adelantada)*

Hours *(horas)*

Brown County Elections Office
613 N. Fisk St, Suite 200
Brownwood TX 76801

Monday-Friday, April 25-29, 2022, 8am-5pm
Monday, May 2, 2022 – 7:00 a.m. to 7:00 p.m. Tuesday,
May 3, 2022 – 7:00 a.m. to 7:00 p.m.

Branch Early Voting Locations *(sucursales sitios de votación adelantada)*

Hours *(horas)*

N/A

Early voting by personal appearance will be conducted each weekend at:

(La votación adelantada en persona se llevara a cabo en el fin de semana en.)

Hours *(horas)*

Brown County Elections Office
613 N. Fisk St, Suite 200
Brownwood TX 76801

Monday-Friday, April 25-29, 2022, 8am-5pm
Monday, May 2, 2022 – 7:00 a.m. to 7:00 p.m.
Tuesday, May 3, 2022 – 7:00 a.m. to 7:00 p.m.

Early Voting Locations *(sucursales sitios de votación adelantada)*

Hours *(horas)*

N/A

N/A

Applications for ballot by mail shall be mailed to:

(Las solicitudes para boletas de votación adelantada por correo deberán enviarse a:)

Larry Franks *(Name of Early Voting Clerk)* *(Nombre del Secretario de la Votación Adelantada)*

PO Box 700 *(Address)* *(Dirección)*

Brownwood, Texas 76804 *(City)* *(Ciudad)* *(Zip Code)* *(Código Postal)*

325.646.4333 *Telephone Number* *(Número de teléfono)*

elections@browncountytx.org *Email Address* *(Dirección de Correo Electrónico)*

https://browncountytx.org/page/brown.Elections

Early Voting Clerk's Website *(Sitio web del Secretario/a de Votación Adelantada)*

Applications for ballots by mail *(ABBMs)* must be received no later than the close of business on:

(Las solicitudes para boletas de votación adelantada por correo deberán recibirse no más tardar de las horas de negocio el)

April 26, 2022

Federal Post Card Applications *(FPCAs)* must be received no later than the close of business on:

(La tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)

April 26, 2022

Issued this 8th day of February, 2022
(Emitida este día 8 de Febrero del año 2022.)

/s/James McMillian, Presiding Officer

/s/Jimmy Jones, Member
/s/Ted Simpson, Member
/s/Johnny Hays, Member

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before Election Day.

Nota de Instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Votantes a más tardar 60 días antes del día de elección.

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Prescribed by Secretary of State

Sections 4.004, 83.010, 85.004, 85.007, Texas Election Code

11/2021

**NOTICE OF GENERAL ELECTION FOR OTHER POLITICAL SUBDIVISIONS
(AVISO DE ELECCION GENERAL PARA OTRAS SUBDIVISIONES POLITICAS)**

To the registered voters of the County of Brown, Texas:
(A los votantes registrados del Condado de Brown, Texas:)

Notice is hereby given that the polling places listed below will be open from 7:00 a.m. to 7:00 p.m., May 7, 2022, for voting in a general election for the purpose of electing:

TWO (2) DIRECTORS FOR THE BROWN COUNTY WATER IMPROVEMENT DISTRICT #1

(Notifíquese por la presente, que las casillas electorales citadas abajo se abrirán desde las 7:00 a.m. hasta las 7:00 p.m. el 7 de Mayo del 2022 para votar en la elección general para elegir a)

DOS (2) DIRECTORES PARA EL BROWN COUNTY WATER IMPROVEMENT DISTRICT #1

On Election Day, voters must vote in the precinct where registered to vote, unless the countywide polling place program is being used in the election.
(*El Día de Elección, los votantes deberán votar en su precinto donde están inscritos para votar, a menos que el programa de sitios de votación del condado se está utilizando en la elección.*)

Location of Election Day Polling Places (Include name of building and address) <i>Sitios de votación el Día de Elección</i> (<i>Incluir nombre del Edificio y Dirección</i>)	Precinct Number(s) <i>(Número de precinto)</i>
Church of the Living God, 1800 Good Shepherd, Brownwood, TX 76801	101
Southside Baptist Church, 1219 Indian Creek Dr., Brownwood, TX 76801	105
New Life Assembly of God Church, 1910 Indian Creek Dr., Brownwood, TX 76801	113
Brown County Elections Office, 613 N. Fisk St., Suite. 200, Brownwood, TX 76801	202, 204
Brownwood ISD Administration Bldg., 2707 Southside Dr., Brownwood, TX 76801	303
Early First Baptist Church, 103 Garmon Dr., (Highway 84) Early, TX 76802	306
Northridge Baptist Church, 4875 Hwy 183 N., Early, TX 76802	318
Coggin Avenue Baptist Church, 1806 Coggin Ave., Brownwood, TX 76801(Sunday School Bldg.)	411

For early voting, a voter may vote at any of the locations listed below:

(*Para Votación Adelantada, los votantes podrán votar en cualquiera de las ubicaciones nombradas abajo.*)

Locations for Early Voting Polling Places

(Include Name of Building and Address)

(*Ubicación de las casillas electorales de votación adelantada*)

(*Incluir Nombre del Edificio y Dirección*)

Brown County Elections Office

613 N. Fisk St, Suite 200

Brownwood TX 76801

Days and Hours of Operation

(*Días y Horas Hábiles.*)

Monday-Friday, April 25-29, 2022, 8am-5pm

Monday, May 2, 2022 – 7:00 a.m. to 7:00 p.m.

Tuesday, May 3, 2022 – 7:00 a.m. to 7:00 p.m.

Applications for ballot by mail shall be mailed to:

(*Las solicitudes para boletas de votación adelantada por correo deberán enviarse a:*)

Larry Franks (Name of Early Voting Clerk) (*Nombre del Secretario de la Votación Adelantada*)

PO Box 700 (Address) (*Dirección*)

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(*Las solicitudes para boletas de votación adelantada por correo deberán recibirse no más tardar de las horas de negocio el*)

April 26, 2022

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April 26, 2022

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/s/James McMillian, Presiding Officer (Official que Preside)

10 YR REVIEW OF MULTI YEAR LEASES FOR LOTS 9/9A AND 15/15A AT PENINSULA LK BWD AND RECALCULATION OF ANNUAL RENTAL RATES

Board reviewed Land Appraisal Reports performed by Blasingame Appraisal for lots 9, 9A and 15, 15A at Peninsula Subdivision. For lots 9 and 9A, Market Value submitted by Blasingame Appraisal as of 11/01/2021 is \$133,600.00. The revised annual rental rate calculation is 3% of 80% of the new Market Value submitted. The revised annual rental rate for lots 9 and 9A will be \$3,206.40 each year until the Multiple Year Residential Lease expires in year 2031. For lots 15 and 15A, Market Value submitted by Blasingame Appraisal as of 11/01/2021 is \$155,500.00. The revised annual rental rate calculation is also 3% of 80% of the new Market Value submitted. The revised annual rental rate for lots 15 and 15A will be \$3,732.00 each year until the Multiple Year Residential Lease expires in Year 2031. After discussion, Mr. Simpson moved to approve the appraisals submitted as well as the corresponding recalculations of the annual rental rates on each set of lots, seconded by Mr. Jones. There being no further discussion, motion carried unanimously.

SURPLUS BRASS AND SURPLUS RADIOS BID OPENINGS / ACCEPT RADIOS BID / PASS ON BRASS BID Bids submitted are as follows:

- 1. Jason Peterson with Heart of Texas Ammunition located in Early, Texas.
 - A. Proposing a trade agreement- brass collected at the local law enforcement range at a per pound price established by local market value for equal value of cardboard targets.
- 1. LAN Communications, Travis L. Hudspeth, in Clyde, Texas.
 - A. Submit bid to purchase all equipment listed in the public notice in the amount of \$2450.00. Equipment listed is as follows:
 - a. Kenwood VP 630 with mic, chargers & two (2) extra batteries
 - b. Kenwood TK 5220
 - c. Vertex VX 354-ADOB-5 radio;
 - d. Vertex VX 2200 DO 50
 - e. Kenwood TK 790A
 - f. Kenwood TK 730 H
 - g. Maxon SM 4150

Mark Davis, District's Chief Lake Patrolman, addressed the Board recommending the District negotiate the brass bid with Mr. Peterson. Negotiate to receive both steel and cardboard targets as the District's needs do change. Mr. Jones suggested the District sell to a buyer willing to pay cash for the brass. After brief discussion, Mr. Jones moved to accept the bid from Lan Communications for the surplus radios as specified and to pass on the trade proposal submitted by Jason Peterson and Heart of Texas Ammunition, seconded by Mr. Simpson. There being no further discussion, motion carried unanimously.

UPDATE: INSTALLATION OF AUTO TRANSFER SWITCH AT TP STILL DELAYED WAITING ON PARTS

General Manager updated the Board regarding the ongoing project of installation of the automatic transfer switch at the District's water treatment plant. Delays continue. General Manager recommended tabling this item due to the delays and revisiting it in March 2022, to possibly be able to complete the installation then. After a brief discussion, Mr. Jones moved to table this item for a third time until the District's next scheduled board meeting on March 8, 2022, as recommended; seconded by Mr. Jones. There being no further discussion, motion carried unanimously.

BORE AT LAKE BROWNWOOD BY ONCOR TABLED TO WAIT ON BORE DETAILS

General Manager informed the Board of a bore done by Oncor for a transmission line between Kelli Lane and Hawk Lane at Lake Brownwood that the District was not informed about. Oncor indicated they do not have the drilling logs and are unable to give any more information due to this. General Manager recommended passing on this item once again and revisit it in March 2022 to allow for gathering of bore details. Mr. Jones moved to table this item as recommended and revisit at the District's next scheduled Board meeting on March 8, 2022, seconded by Mr. Simpson. There being no further discussion, motion carried unanimously.

UPDATE ON DOCK 7087 AT McCARTNEY ISLAND - TRANSFER IS COMPLETE

General Counsel, Bart Johnson, Jr., addressed the Board informing that the full transfer of dock #7087 and the One Year Dock Mooring Leases for spaces 73, 74, and 75 on McCartney Island is complete. Mr. Brandon Blaylock of Brownwood is now the lessee of the above referenced spaces and owner of dock #7087. Mr. Blaylock has been informed of the District's dock flotation requirements. He will begin that work as soon as possible. All documents have been executed, filed and all fees are paid in full and up to date.

UPDATE: ZEBRA MUSSELS

General Manager indicated that there are no changes to report of zebra mussels. Minimal reports.

ACTIVITIES REPORTS FROM DISTRICT'S SUPERVISORS

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

GENERAL MANAGER REPORT

- 1. General Manager proceeded to inform the Board of the following:
 - Current lake level: 1423.1 or 2" below Spillway level.
 - Lake level one month ago: 1423.1 or 2" below Spillway level
 - Month of January: Not available. Evaporation station is under repair.
 - YTD totals not available: Precipitation **** Evaporation ****
 - Treatment plant December 2021: Average 4.767 mgd
Minimum 6.265 mgd
Maximum 5.736 mgd

2. Work on the District's Emergency Preparedness Plan Template for TCEQ and Senate Bill 3 continue and is due in March 2022.
3. Attended online ICS/NIMS training on January 13, 2022, for incident command training.
4. District vehicles ordered August 2021-waiting on delivery of the third and final pickup. Continue to wait on delivery.
5. Work on TCEQ's annual Water Use Report has been completed. Now, work on TWDB's Water Use Report and Texas State Comptroller's Transparency Report has begun.
6. General Counsel's work on the sale of Robertson's Point lots continues.
7. Treatment Plant will be closed to most visitors once again due to covid and a lack of operators for the second time. Administration office will be open but encouraging customers to use the drop box for payments.
8. One Treatment Plant employee is out with covid, the second employee in the past month.
9. General Manager, Field Operations Supervisor, and Treatment Plant Supervisor are signed up for the Texas Water in April 4-7, 2022, if not cancelled.
10. General Manager, Treatment Plant Supervisor and Field Operations Supervisor signed up for Texas Water April 4-7, 2022. Plan to attend if event is not cancelled.
11. Brothers, David and Danny Cryster, now operate the potty pumping business at Lake Brownwood, along with opening a dock repair business.
12. Recent cold weather has not caused any major issues for the District.
13. Voltus – District is due to receive a check in the amount of \$3,559,21 for participation in their September 2021 energy saving project.
14. District's upcoming holiday: February 21, 2022, President's Day.

EXECUTIVE SESSION

At approximately 4:48 pm, the Board convened into a closed executive session pursuant to Section 551.074 of the Texas Open Meetings Act to discuss personnel matters.

OUT OF EXECUTIVE SESSION

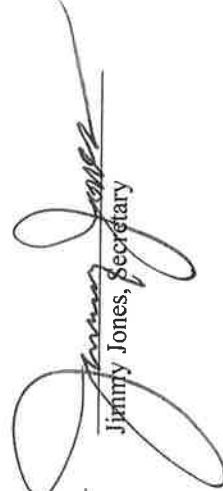
At approximately 4:54 pm, the Board reconvened into regular session. No action.

ADJOURNMENT

At approximately 4:55 p.m., Mr. Hays moved to adjourn, seconded by Mr. Simpson. There being no further discussion, motion carried unanimously.

Adjourned:


James McMillian, Vice President


Jimmy Jones, Secretary