

Minutes
Lakeway Municipal Utility District
Board of Directors Meeting
June 11, 2025

The Board of Directors met in REGULAR session at 9:30AM at 1097 Lohmans Crossing, Lakeway, Texas, with the following participating:

Directors Present :	Lawrence Christian Phil Lanier Frank Cooley Don Goff Jason Buddin
Directors Absent :	None
Staff Present:	Earl Foster Loyd Smith
Attorneys Present:	Anne Stanford

QUORUM:

1. Determine Quorum and Call to Order
Meeting was called to order at 9:30 AM.
Christian declared a quorum of Directors present.
2. Pledge of Allegiance was led by Christian.

CITIZENS

3. None

AGENDA ITEMS:

4. Discussion and possible action to consider a Letter of Intent to lease District property for one monopole Cell Tower as long as there is a consent agreement with the City of Lakeway.
 - Foster gave an update on this item since the last BOD meeting and compared the two vendors, Vertical Bridge and KGI. He said Vertical Bridge wanted us to pick them or KGI to do the lease with. Vertical Bridge said they are spending money on this and they don't want to do that if they are not going to get the lease. He noted that KGI wanted to change the monthly lease payment from \$1,300 to \$1,000 per month, and LMUD would receive 30% of the revenue from subleases.

- Cooley asked if Vertical Bridge had asked for the reduction; Foster replied no.
- Lanier asked what the sublease was; Foster said they have their main tenant that will be at the top. KGI has Verizon as their main tenant, and Vertical Bridge has AT&T.
- Cooley asked if it was a common carrier where they have to provide the service; Foster said he would like for Jeremy Kampen with KGI Wireless to address that, and asked Kampen to speak.
- Kampen said with either firm there would be multiple tenants using the structure to avoid having to build separate towers. He said that is consistent with the other towers in Lakeway. In terms of lowering the monthly payment to \$1K, he said our goal is to give more incentive to add additional tenants. He said off the record that KGI will be asking in the neighborhood of \$2,500 per month for the tenants, so we think it is going to be a more lucrative deal for Lakeway MUD.
- Foster said if we go to you, you could sell this at some point, and I was going to ask our attorney at that point if we could renegotiate lease terms; Stamford said that would be in the lease terms.
- Kampen said he believes it is in the lease terms; he added that surely it is an option for them to sell, that KGI may hold it forever or could sell it. He added that there will always be issues and said that he lives in Lakeway and is available to discuss any issues that come up. If we did sell it, it would be to one of the two largest companies, so you would be in the same place as if you had gone with them initially. We think it is a win-win for Lakeway MUD having local people during construction and start up.
- Cooley said so your position is that by taking the lower monthly lease payment we're going to make it up on the additional tenants, taking a bigger percentage of that; Kampen agreed.
- Cooley asked Foster if he had done any kind of economic analysis on this to justify the lower lease payment; Foster said he didn't have all of the data to do that, but it's not worth my time. You're talking \$12-\$15K per year, but there is a need for cell service in Lakeway so based on that I'm willing to go above and beyond to help this thing work. I will tell you just being able to call Jeremy and get him over here since he is local has been a big advantage.
- Cooley asked about Vertical Bridge; Foster said they have definitely been tougher to deal with from the beginning.
- Christian said this is all still predicated on the City agreeing; Foster said yes.
- Kampen said KGI has everything ready to go to the City, but we were holding off until after this meeting.
- Cooley asked if there were any other significant differences between the two bids; Foster said the ground lease, and the 30% sub-lease.
- Christian said it appears to be much easier to work with KGI.
- Buddin said it is a financial advantage to go with KGI.
- Buddin moved to approve the LOI as presented with the \$1,000 lease monthly payment; Goff seconded.
- General Board Discussion.

- Motion passed unanimously.
5. Discussion and possible action to approve the vote for PEC candidate for Director District 5.
- Foster explained this is for our vote for PEC director and reviewed the candidates.
 - Cooley asked what Foster's recommendation is; Foster replied that he was personally going to vote for Scott Powell.
 - Lanier asked if it was important that the Board vote; Foster replied that the Board does not have to vote.
 - Buddin said Powell has a lot of good experience, and Buddin likes his resume.
 - Goff moved for the Board to cast their vote for Powell; Lanier seconded.
 - General Board discussion.
 - Motion passed 4 Ayes & 1 Abstained (Cooley).
6. Discussion and possible action on Drought Contingency Plan and Local Water Update.
- Foster reviewed the current situation and stated conditions have improved with the recent rains.
 - Goff asked if this might delay moving to Stage 3 until September; Foster replied yes that it likely will delay moving to Stage 3, and the combined storage is now at 51%. Foster added that we could possibly go back to Stage 1, but the Board could override that based on certain conditions.
 - Cooley asked if the Board had the power to be more restrictive than the LCRA; Foster replied yes, but the Board cannot go less restrictive than LCRA guidance.
 - General Board discussion.
 - No action was taken.
7. Discussion and possible action to approve L-2 changes to discharge piping and cost increase.
- Foster said this this was approved by the Board in April, and the work was done by the end of May. The original quote was for \$51.9 but during the process it was discovered that additional items needed to be replaced not in the original quote for an additional \$8K. We went ahead and replaced those items and also pumped out the tank costing an additional \$3K..
 - Goff said this was additional work performed and not a price increase; Foster confirmed saying the additional work needed was not discovered until we were far along on the project.
 - Lanier moved to approve the additional work in the amounts of \$8076.58 and 3054.27; Buddin seconded.

- General Board Discussion.
 - Motion passed unanimously.
8. Discussion and possible action to approve Pay Application #12 for Prota, Inc. for S-5 Water Recycling Plant Expansion and approval for Pay Application #13.
- Foster indicated Pay Application #12 has been reviewed by both the Engineer and the General Manager and reviewed the progress on the construction.
 - Goff asked if we were still on budget; Foster replied that with credits we are slightly below budget.
 - Christian stated that we have no concerns that we will go over budget; Foster agreed.
 - Lanier asked if we were comfortable with the progress and payments to date; Foster replied yes.
 - Goff moved to approve Pay Application #12 as presented in the amount of \$1,127,900 and the and Pay Application #13 not to exceed \$1,054,975; Lanier seconded.
 - General Board discussion
 - Motion passed unanimously.
9. Discussion and Possible action to approve Generator Preventive Maintenance quote.
- Foster said we want to go with one company to do all of the PM on our generators, and I am recommending we go with Genserve on a 3 year plan that is quoted at \$18,465 in year 1, \$20,494 in year 2, and \$23,544 in year 3.
 - Goff asked if we have used Genserve before; Foster said no, we want to try something different.
 - Lanier asked if Genserve was able to perform major repairs; Foster replied yes.
 - Buddin asked if this quote is to maintain 9 generators; Foster replied yes.
 - Buddin asked why the difference in cost year-to-year; Foster replied mostly inflation.
 - Cooley asked about Genserve's reputation; Foster said it is good.
 - Christian said so we have used them before for repairs but not maintenance; Foster replied yes.
 - Lanier moved to approve the quote as presented in the amount of \$62,503; Cooley seconded.
 - General Board discussion.
 - Motion passed unanimously.
10. Discussion and possible action on GM Report, Financials, Calendar & Expenditures over \$25,000.

- Foster reviewed financial reports saying we are at 54% of budgeted revenue through April and 55% of budgeted expenses, so we continue to be in good shape.
- Foster said while we don't usually have a July meeting, it looks like we may need one this year and suggested a July meeting might be the second or third Wednesday of July.
- General Board discussion.
- No action was taken.

CONSENT AGENDA- The following consent items may be approved by one Board vote. Any Director may pull consent items from the consent agenda for discussion.

Lanier moved to approve the consent agenda; Goff seconded. Motion passed unanimously.

11. Approve Minutes from Regular Board meeting ~~May 14~~, 2025.

~~STATE~~
MAY 14,

ADJOURNMENT

The meeting was adjourned at 10:24AM.



Loyd Smith, Finance/Administration Manager

Minutes approved on the 9th day of July, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

