

Minutes  
Lakeway Municipal Utility District  
Board of Directors Meeting  
October 14, 2015

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

Directors Present:                    Larry Burmeier  
   Mel Neese  
   Tom Brewer  
   Kay Andrews  
   Jerry Hietpas

Staff Present:                            Earl Foster  
   Joyce Henderson

QUORUM

1.     Determine Quorum and Call to Order

Meeting was called to order at 9:30AM.  
Burmeier declared a quorum of Directors present.

2.     Pledge of Allegiance was led by Burmeier.

CITIZENS

3.     None

AGENDA ITEMS:

4.     Discussion/Action on Investment Policy Changes.

- Andrews asked to move the discussion to next month.
- General Board Discussion.
- Lawrence Christian, Chair of Finance Committee stated that the topic is not making an investment, but creating a policy that designates the people authorized to make an investment once the Board decides to do it. Money in Texpool is not considered "investment".
- Neese moved that this item be referred back to the Finance Committee and brought back to the Board for further discussion; Hietpas seconded.
- Motion passed unanimously.

5.     Discussion/Action to Review 82 acres at 1931 Lohmans Crossing and discuss strategy for sale of land.

- Nick Renneker, Chairman of the Land Committee, stated the need to be considerate of the Committee's time requirements and asked for Board direction regarding Public or Private Sale and Broker or no Broker.
- Foster said 6 prospects have contacted LMUD regarding the property and 2 are likely legitimate prospective buyers.
- Brewer complimented Renneker's leadership and the hard work of the Land Committee.
- Neese suggested LMUD build a road on the property before selling it.
- Brewer suggested LMUD publish an RFP to see what offers are received.
- Hietpas supported a Public sale with a broker.
- Andrews commented on the value of exposure a Broker provides and suggested the Land Committee ask more Brokers to present. Renneker agreed.
- Renneker opposed LMUD putting in road before selling land.
- Andrews moved LMUD listen to a few more Brokers. Hietpas seconded.
- Motion failed 3-2. Andrews and Hietpas voted For.
- Brewer made a motion that the General Manager prepare an RFP for the land on Lohmans Crossing by November 1 and advertise for proposals as quickly as possible after that date. The General Manager should seek whatever advice he needs to obtain the greatest number of proposals. To that end, the Board authorizes a consulting fee of up to \$5,000. Proposals shall be accepted until December 20 and will be discussed by the Board at its January meeting or a special meeting if deemed necessary by the President. The Board retains the right to accept a proposal or to reject all proposals. If all proposals are rejected, the Land Committee shall proceed to recommend the retention of a commercial Broker.
- Neese seconded.
- Hietpas expressed concern that this motion takes it out of the Land Committees hands.
- Foster expressed concern about \$5,000; Brewer agreed to change the motion to \$10,000. Neese (second) agreed with the amendment.
- Neese called for a vote.
- Motion passed 3-2. Andrews and Hietpas voted against.

6. Discussion/action on Regular Board meetings for November & December 2015 and January thru December 2016.

- Foster reviewed dates including Veterans Day Nov 11, a Veteran's Day on which a Board meeting is scheduled.
- Andrews moved to change Nov meeting to Nov 18; Neese seconded.
- Motion passed unanimously.
- Neese moved to change Feb meeting to Feb 3; Brewer seconded.
- Motion passed unanimously.

- Foster said he would notify the auditors of the date change since that is the meeting where the Board approves the audit and get back to the Board if it presented any problem.
- Hietpas moved to have a meeting July 13; Andrews seconded.
- Motion passed unanimously.
- Neese pointed out that 3 Board members may not be here after April due to May elections.

**Brewer suggested that Item 7-GM Salary/Benefits be moved to the end of the agenda; consensus agreement.**

**CONSENT AGENDA:**

8. Approve Minutes of Regular Meeting September 9, 2015.
9. Approve District Information Form.

Brewer moved to approve the consent agenda; Hietpas seconded. Motion passed unanimously.

**FINANCIAL REPORT:**

10. Financial Report
  - A. Discussion of Financial Report for August 2015.
  - B. Discussion of Budget versus Actuals through August 2015.
  - C. Discussion of Calendar October, November, December 2015.
  - D. Excel Pay Application #6.
  - Foster reviewed Financials and customer response to high Oct 1 bills.
  - Neese had a question regarding G-Bar Construction; Foster explained the I&I work they do for LMUD.
  - Neese moved to approve the Excel Pay Application #6; Hietpas seconded.
  - Motion passed unanimously.
7. Consideration and Possible Action on General Manager's Salary/Benefits.

**Burmeier announced the Board would go into Executive Session at 11:13AM.**

**Board came out of Executive Session and reconvened at 12.32PM.**

Hietpas moved to adjourn; Andrews seconded. Motion passed unanimously.

**ADJOURNMENT**

The meeting was adjourned at 12:34 PM.



*Lloyd Smith*  
Lloyd Smith, Office Manager

Minutes approved on the 18th day of November, 2015.

*Tom Bruner*  
President, Board of Directors

ATTEST:  
*RJ Heitpas*  
Secretary, Board of Directors