

Minutes  
Lakeway Municipal Utility District  
Board of Directors Meeting  
November 8, 2017

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

Directors Present:	Larry Burmeier Jerry Hietpas Lawrence Christian
--------------------	---

Directors Absent:	Don Goff Tom Brewer
-------------------	------------------------

Staff Present:	Earl Foster Loyd Smith
----------------	---------------------------

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 and Possible Action on bids to replace District Office Roof at 1097 Lohmans Crossing.
- Foster reviewed proposals and recommended the proposal from Texas Traditions Roofing for Galvalume Finish at a cost of \$42,462. Foster also noted that TML, LMUD's insurance carrier, will send an adjuster to appraise any hail damage and LMUD may receive assistance with the cost in the form of insurance reimbursement.
  - General Board discussion.
  - Hietpas moved to approve the proposal from Texas Traditions Roofing with Galvalume Finish at a cost of \$42,462; Christian seconded.
  - Motion passed unanimously.

5. Discussion and Possible Action on Generator back-up for District Office at 1097 Lohmans Crossing.

- Foster reviewed proposal from Waukesha-Pearce Industries for a 100KW Propane Fuel Generator and Transfer Switch to power the District Office during periods of power outages. He noted that the recent planned outage by PEC triggered thoughts of future emergency power outages, and that LMUD possibly could act as a "Command Post" in Lakeway during wide spread outages.
- Burmeier asked Bridge Bertram, City Council Member and Liaison to LMUD, what plans the City might have for such a Command Post. Bertram replied she would investigate and respond back with findings. He also mentioned the possibility of an arrangement for stand by generators that could be plugged in in emergencies. Burmeier asked if this would keep pumps running, or if it is just for the District Office.
- Hietpas said if it is worthwhile doing, it is worthwhile doing very securely and having a dedicated system rather than depending on other sources.
- Foster stated we do have generator back-up on most of our Wastewater facilities, but do not have generator back-up on the Water side. The generator being discussed would only serve the District Office.
- Hietpas noted that it is a requirement that Wastewater systems have generator back-up, and LMUD is in compliance, but Water systems have no such requirement. He noted that LMUD could operate for several days without power due to water in the tanks.
- Burmeier stated that if the Lakeway Police station was going to be a Command Post, perhaps LMUD could get an office there. One command post seems to make more sense than several smaller ones.
- Hietpas said he did not see the value in providing back-up in the District Office. Let the City come up with a plan, and if we need to play a part we can. We need leadership from the City, as there are 5 other MUDs in the area.
- Foster said that is the reason we wanted to start this discussion in order to plan for the future.
- Burmeier asked if Foster or Bertram would take this to the City and ask if there is anything that makes sense for the City to do and maybe LMUD be a part of that.
- Bertram said she would get with the City Manager and see how we can connect and bring it to any kind of City emergency situation.
- Burmeier asked about the other area MUDs and what their situation is. Foster said on Wastewater they would be similar to LMUD, and he would find out about the Water side.
- No action was taken.

6. Discussion and Possible Action on Commercial Contract Unimproved Property By and between the District and HSD-Lakeway holdings, LTD. pertaining to the sale of the land generally situated at 193 Lohmans Crossing, Lakeway, Texas.

- Foster reviewed the Resolution that authorizes the President (or in his absence any District Board member or the District's General Manager) to execute the instruments necessary to effectuate the sale of the 7.683 acre "Senior Apartment Site" as "Closing 1B," provided that said instruments are prepared in accordance with the terms and conditions of the Contract.
- Foster noted Closing 1B is scheduled for November 28, 2017.
- General Board discussion.
- Christian moved that the resolution be approved as presented; Hietpas seconded.
- Motion passed unanimously.

7. Discussion and possible action on Financials and Calendar.

- Foster reviewed financials for the end of FY2017 and noted Revenues exceeded Budget for the year while Expenses were below Budget.
- Hietpas noted that Expenses were approximately 2% under budget while Revenues were approximately 10% over Budget. He noted that LMUD does not have gross overs or unders, that we are pretty close.
- Burmeier stated that plus or minus 10% is about all you can ask when projecting a year ahead.
- Hietpas said he believed this was a very good record for the last 5 years.
- Hietpas asked if LMUD was keeping up with our investments and was the Finance Committee staying involved.
- Foster said we have had some CD's mature that we have re-invested, but not in long term (ie-2 years) investments at this time with interest rates stable. The Finance Committee does stay involved, and he will update the Board by the next Board Meeting.
- Foster reminded the Board that the January meeting has been moved to January 17, 2018.
- Burmeier asked Staff to remind Brewer and Goff of the change in the January meeting.

**CONSENT AGENDA:**

Hietpas moved to approve the Consent Agenda; Christian seconded. Motion passed unanimously.

8. Approve Minutes of Regular Meeting of October 11.
  9. Expenditures over \$25,000.
  10. Approve John Sayre for the E&O Committee.
  11. Approve updated Notice to Purchaser Information Form.
- 

**ADJOURNMENT**

The meeting was adjourned at 10:12AM.



A handwritten signature in blue ink, appearing to read "Loyd Smith", written over a horizontal line.

Loyd Smith, Finance/Administration Manager

Minutes approved on the 13th day of December, 2017.

A handwritten signature in blue ink, appearing to read "Larry Burneier", written over a horizontal line.

Larry Burneier, President, Board of Directors

ATTEST:

A handwritten signature in blue ink, appearing to read "Don Goff", written over a horizontal line.

Don Goff, Secretary, Board of Directors