

KINGSLAND MUNICIPAL UTILITY DISTRICT

Notice of Meeting of Board of Directors

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of Kingsland Municipal Utility District (the "District") will be held January 25, 2021, commencing at 9:00 a.m., at its regular meeting place in the offices of the District, Reynolds & Ingram Streets, Kingsland, Texas.

In accordance with the Governor's emergency proclamation suspending certain provisions of the Texas Open Meetings Act effective March 16, 2020 in response to COVID-19 virus, members of the public may participate in the meeting by telephone using the instructions below. Due to COVID-19 social gathering restrictions, members of the public may not physically attend this meeting by entering the District's Administrative Office Building.

Telephonic Instructions:

Members of the public may join the meeting telephonically by dialing the following telephone number: Toll Free: 1-866-899-4679

When your call is answered, enter in the following Meeting ID below followed by the pound sign 439-814-421#

Public Comment:

Members of the public that desire to provide public comment may do so by telephone or by submission of written comments.

Written public comments that are timely received will be read into record and can be emailed to kmud-gm@nctv.com. Written comments must be received by 8:45 a.m. on the date of the meeting.

To provide verbal public comment remotely (by telephone), members of the public must register in advance by emailing kmud-gm@nctv.com prior to 8:45 a.m. on the date of the meeting.

All members of the public will be muted until their time to speak.

Meeting Topics:

The subject of the meeting is to consider and act upon the following:

1. Call to Order, Roll Call, Establish Quorum, and Pledge of Allegiance
2. Public Comments
3. Approval of Minutes for Meeting of December 21, 2020
4. Annexation Matters

- a) Conduct Public Hearings on the following Petitions Requesting Addition of Land to the District:
 - i. Petition by Chris Suggs and Stephanie Suggs for Lot Nos.805, 806, 807, 808, 903, 904, 905, and 906, Royal Oaks Subdivision, Unit Five (5), in Royal Oaks Estates, Llano County, Texas, as shown by plat recorded in Volume 1, Page 42, Plat Records of Llano County, Texas;
 - ii. Petition by Dennis Robitson and Sherry Robitson for Lots Nos. Five Hundred Fifty-Two (552), Five Hundred Fifty-Three (553), and Five Hundred Fifty-Four (554), Lakeside Heights, Unit No. Three (3), a subdivision in Llano County, Texas, according to the plat recorded in Volume 88, Page 226, Deed Records of Llano County, Texas; and
 - iii. Petition by Gary Kirby and Portia Kirby for Lot Nos. Thirty-Nine (39), Forty-One (41) and Forty-Two (42), Block I, Granite Shoals Cabin Sites, Unit One (1), a subdivision located in Llano County, Texas, according to plat recorded in Volume 87, Page 52, Plat Records of Llano County, Texas; and

Lot Nos. Thirty-Nine (39) and Forty (40), Block H, Granite Shoals Cabin Sites, Unit No. 1, according to the map or plat thereof, recorded in Volume 87, Page 521, Deed Records of Llano County, Texas.
- b) Consider Adoption of Orders Adding Land to the District pursuant to the Petitions referenced in Agenda Item No. 4(a) above.
5. Consideration and Appropriate Action on Approving an Amendment to the District Information Form, including Approval of the District's Revised Boundary Map and Boundary Description to include the Land Annexed pursuant to Item 4 above.
6. Consideration and Appropriate Action Regarding the Audit Report for the Fiscal Year Ending September 30, 2020.
7. Consideration and Possible Action on Engineering Status Report by Jones-Heroy & Associates, Inc. Regarding Pending Engineering and Construction Projects. .
8. Consideration and Appropriate Action on Matters Relating to the Operations and Construction of the Kingsland Community Center:
 - a) Status Report from Grit Design Build, LLC, on the Community Center Project; and
 - b) Approve matters relating to the design and construction of the Community Center Project, including project scope and budget matters.
9. Consider approval of payment for Pay Application No. 10 in the amount of \$191,583.91 from Grit Design Build, LLC, for the Kingsland Community Center Project
10. Consider approval of payment for Pay Application No. 11 in the amount of \$20,259.27 from Grit Design Build, LLC, for the Kingsland Community Center Project.

11. Discussion and Appropriate Action for on Matters Relating to the Operations of the Kingsland Community Center:
 - a) Adopt Community Center Rules, Regulations and Policies;
 - b) Approval of Rates, Fees, Charges and Deposits for Rental of Community Center;
 - c) Approval of Form of Rental Agreement for Public Use of Community Center;
 - d) Approval of Date of Commencement of Community Center Operations, including Acceptance of Rental Reservations;
 - e) Action relating to Furnishings for Community Center Rooms; and
 - f) Other Action Relating to Community Center Operations.
12. Consider Approval of Payment of Non-Recurring Bills.
13. Consider Approval of Payment of Invoices Exceeding \$10,000.00.
14. Consider Approval of General Manager's Expense Reimbursement Request for Payment.
15. Consider Approval of Payment of Board of Directors' Fees and Expense Reimbursement.
16. Consider Approval of Requests from Board Members, General Manager, and Other Staff Members to Attend Educational Seminars:
17. Delinquent Accounts Report.
18. Consider Report and Authorize Penalties, if any, on Noncompliance of Grease Trap Ordinance.
19. Consideration and Appropriate Action to Amend Employment Procedures to Include Background Checks on Potential New Employees
20. Monthly Written Report by General Manager.
 - (a) Discussion regarding the Acceptance of Credit Cards for payment for services.
 - (b) Discussion regarding Cleaning Services for the Administration Building and Operations and Maintenance Building.
 - (c) Discussion regarding District's internet website.
 - (d) Discussion regarding monthly operation:
 - Summary of Finance & Budget
 - Personnel
 - Plant Compliance
 - Odor Complaints
 - Engineering Pending Projects
 - Plant & Field Operations

- Potential New Development Issues
- Report on Pending Developments
- Plant Capacity

20. Committee Reports:

Audit Committee—Ken Martin, Secretary-Treasurer
 District Treasurer—Ken Martin, Secretary-Treasurer
 Extension Committee—Larry Denney, Vice-President
 Finance Committee—Larry Denney, Vice-President
 Insurance Committee—Lorean Sindelar, President
 Investment Committee—Lorean Sindelar, President
 Park Committee—Ken Martin, Secretary-Treasurer
 Personnel Committee—Larry Denney, Vice-President
 Property/Easement Committee—Ken Martin, Secretary-Treasurer
 Records Management Committee—Lorean Sindelar, President
 Revenue Committee—Larry Denney, Vice-President
 Safety Committee—Larry Denney, Vice-President
 Tax Committee—Ken Martin, Secretary-Treasurer

21. Administration & Operation Report


22. Budget Expenditures.

23. Consideration and Possible Action concerning the establishment of Interim Policies, Procedures and Restrictions Relating to District Facilities and Operations to Limit the Development, Contraction and Spread of COVID-19, including potential modifications to Customer Billing, Payment and Termination of Service Policies of the District.

- (a) Board Discussion and Action relating to the establishment of policies for employees that test “positive” for COVID-19.
- (b) Board Discussion and Action relating to locking the Administration Building during work hours.

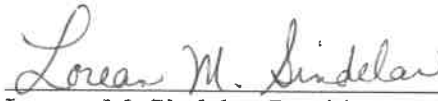
24. Adjournment

At any time during the meeting, the Board of Directors may adjourn into closed, executive session with respect to one or more of the items listed above, in compliance with the applicable provisions of the Texas Open Meetings Act, Tex. Gov’t Code Ann. ch. 551, subch. D, as amended (Sec. 551.071, consultation with attorney; Sec. 551.072, deliberation about real property; Sec. 551.073, deliberations about gifts and donations; Sec. 551.074, personnel matters; Sec. 551.076, deliberations about security devices; Sec. 551.086, economic development); and as otherwise authorized under the Open Meetings Act.



 Lorean M. Sindelar, President
 Board of Directors

POSTED at the administrative office of Kingsland Municipal Utility District on January 20, 2021, at 11:00 a.m., and at the following locations in the District: Kingsland Post Office, Kingsland Chamber of Commerce, Llano County Annex, and PROVIDED for posting via facsimile to the County Clerk of Llano County, Texas on said date at 9:15 a.m. and to the County Clerk of Burnet County, Texas, on said date at 9:15 a.m.



Lorean M. Sindelar, President
Board of Directors