

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 July 26, 2021, commencing at 9:00 a.m., at its regular meeting place in the offices of the District, Reynolds & Ingram Streets, Kingsland, Texas. 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 Input
3. Approval of Minutes for Board of Directors Meetings of June 28, 2021, June 29, 2021, and July 12, 2021.
4. Annexation Matters
 - a) Conduct Public Hearings on the following Petitions Requesting Addition of Land to the District:
 - i. Petition by Andrew Virdell and Natalie Virdell Requesting Annexation of Lot No. One Hundred Eighty-Nine (189), Royal Oaks Estates Country Club Addition, Unit No. One (1), a subdivision located in Llano County, Texas, according to the plat recorded in Volume 1, Page 70, Plat Records of Llano County, Texas;
 - ii. Petition by Melissa Raughton and Steven Raughton, Requesting Annexation of Lot Nos. Ninety-Two (92) and Ninety-Three (93), Royal Oaks Estates Country Club Addition, Unit No. Three (3), a subdivision located in Llano County, Texas, according to the plat recorded in Volume 1, Page 85, Plat Records of Llano County, Texas;
 - iii. Petition by Mary Ann Liverman and Todd Liverman Requesting Annexation of Lot Nos. Ninety-Six (96), Ninety-Seven (97), and Ninety-Eight (98), Royal Oaks Estates Country Club Addition, Unit No. Three (3), a subdivision in Llano County, Texas, according to the plat recorded in Volume 1, age 85, Plat Records of Llano County, Texas;
 - iv. Petition by Robert Burtner, dba Arthur Balance, Requesting Annexation of Lot Nos. One Hundred Seventy-Two (172) and One Hundred Seventy-Three (173), Royal Oaks Estates, Unit No. One (1), a subdivision located in Llano County, Texas, according to the plat recorded in Volume 1, Page 10, Plat Records of Llano County, Texas;
 - v. Petition by Renol Gray Requesting Annexation of Lots 1, 2, 3, and 4, Block "D", Granite Shoals Cabin Sites, Unit 1, an addition to Llano County, Texas, as described in Volume 89, Page 337, Deed Records of Llano County, Texas;
 - vi. Petition by Mirrya Huszka and Attila Huszka Requesting Annexation of Lot No. Seventeen (17), Royal Oaks Estates, Unit No. One (1), a subdivision located in Llano County, Texas, according to the plat recorded in Volume 1, Page 10, Plat Records of Llano County, Texas;

vii. Petition by Jeannie Trucking Leasing and Management Company Requesting Annexation of the following two tracts of real property: (i) Tract 1: Being Lot Nos. One (1) and Eight (8), Mt. Lakeview Half Acres, a subdivision in Burnet County, Texas, as shown on plat records in Volume 2, Page 8, also referenced in Cabinet 1, Slide 54A, Plat Records of Burnet County, Texas; and (ii) Tract II: Being 0.221 acres of land, more or less, out of north portion of Lot No. Seven (7), Mt. Lakeview Half Acres, a subdivision in Burnet County, Texas, as shown on plat recorded in Volume 2, Page 8, also referenced in Cabinet 1, Slide 54A, Plat Records of Burnet County, Texas; said 0.221 acres being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part thereof; and

viii. Petition by Joe Johnson Requesting Annexation of Lot Nos. Ninety-Three (93), Ninety-Four (94), and Ninety-Five (95), in Royal Oaks Estates, Unit No. Three (3), a subdivision of Llano County, Texas, according to plat recorded in Volume 1, Page 35, Llano County Plat Records.

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 Possible Action on Engineering Status Report by Jones-Heroy & Associates, Inc. Regarding Pending Engineering and Construction Projects.
7. Discussion and possible action relating to retaining an independent contractor to manage the Kingsland Community Center to include, but not limited to, marketing, reservations and cleaning services.
8. Consideration and Appropriate Action concerning the Rules, Regulations and Policies Governing Use and Rental of Kingsland Community Center.
 - a) Review and Potential Amendment of Requirements applicable to a renter providing alcohol without a charge, including potential revisions to the liability insurance requirements.
 - b) Review and Potential Amendment of Requirements applicable to a renter providing alcohol for payment or charges for entry, including specifying mandatory charges and minimum hours for Llano County Sheriff's Department officers to be present at such events.
 - c) Consideration of a request from Knuckleheads Comedy Club for authorization to use the vacant property near the Community Center on August 21, 2021, and establish charges for the use.
9. Consideration of contracting with White Glove Cleaning Services for the Kingsland Community Center.
10. Consideration and Appropriate Action concerning a Contract with Llano County Tax Assessor-Collector for tax assessment and collection services, together with the Adoption of a Resolution Authorizing the Interlocal Contract with Llano County.

11. Consideration and Appropriate Action concerning Approval of Annual Budget of Burnet Central Appraisal District for Tax Assessment and Collection Services
12. Consideration and Appropriate Action Amending the District's Rate Order relating to monthly wastewater service charge for recreational vehicles that connect to existing residential service connections.
13. Consider Approval of Payment of Non-Recurring Bills.
14. Consider Approval of Payment of Invoices Exceeding \$10,000.00.
15. Consider Approval of General Manager's Expense Reimbursement Request for Payment.
16. Consider Approval of Payment of Board of Directors' Fees and Expense Reimbursement.
17. Consider Approval of Requests from Board Members, General Manager, and Other Staff Members to Attend Educational Seminars.
18. Delinquent Accounts Report.
19. Consider Report and Authorize Penalties, if any, on Noncompliance of Grease Trap Ordinance.
20. Monthly Written Report by General Manager.
 - 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
21. Committee Reports:
 - Audit Committee—Chair Ken Martin, Secretary-Treasurer, & Director Dianne Wolfington
 - District Treasurer—Ken Martin, Secretary-Treasurer
 - Extension Committee—Chair Larry Denney, Vice-President, & Director Dianne Wolfington
 - Finance Committee—Chair Larry Denney, Vice-President, & Ken Martin, Secretary-Treasurer
 - Insurance Committee—Chair Lorean Sindelar, President, and Director Dianne Wolfington
 - Investment Committee—Chair Lorean Sindelar, President, & Ken Martin, Secretary-Treasurer
 - Park Committee— Chair Ken Martin, Secretary-Treasurer, & Director Karen Oustad
 - Personnel Committee— Chair Larry Denney, Vice-President, & President Lorean Sindelar
 - Property/Easement Committee—Chair Ken Martin, Secretary-Treasurer, & Director Dianne Wolfington
 - Records Management Committee—Chair Lorean Sindelar, President, & Director Karen Oustad

Revenue Committee—Chair Larry Denney, Vice-President, & Ken Martin, Secretary-Treasurer

Safety Committee—Chair Larry Denney, Vice-President, & Lorean Sindelar, President

Tax Committee—Chair Ken Martin, Secretary-Treasurer, & Director Karen Oustad

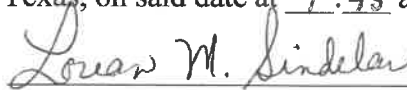
22. Administration & Operation Report.
23. Budget Expenditures.
24. Consideration and Appropriate Action on the search for a General Manager:
 - a) Consideration and possible action relating to job description for General Manager;
 - b) Consideration of proposals from executive search firms to identify General Manager Candidates;
 - c) Authorize the Personnel Committee to contact AWBD, TWCA, TRWA TWUA, TML, and CASE and other industry trade groups to identify or advertise for General Manager Candidates; and
 - d) Authorize such other action as may be necessary or beneficial to proceed with search for General Manager Candidates.
25. Consideration and Appropriate Action for the staff to obtain a proposal from Bob West, auditor, for reviewing the accounting system and procedures presently utilized by the District.
26. Consideration and Possible Action concerning the establishment or termination 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.
27. 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 July 21, 2021, at 11:00 a.m., and at the following locations in the District: Kingsland Post Office, Llano County Annex, and PROVIDED for posting via facsimile to the County Clerk of Llano County, Texas on said date at 9 : 45 a.m. and to the County Clerk of Burnet County, Texas, on said date at 9 : 45 a.m.



Lorean M. Sindelar, President
Board of Directors