

**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 December 19, 2022, 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' Meeting of November 21, 2022.
4. Annexation Matters
  - a) Conduct Public Hearings on the following Petitions Requesting Addition of Land to the District:
    - I. Petition by Mary Ann Liverman and Todd A. Liverman for annexation of Lot Nos. Ninety-Six (96), Ninety-Seven (97) and Ninety-Eight (98), Royal Oaks Estates County Club Addition, Unit No. Three (3), a subdivision in Llano County, Texas, according to the plat recorded in Volume 1, Page 85, Plat Recorded in Llano County, Texas;
    - II. Petition By Carl D. Jackson and Connie L. Jackson for annexation of Lot No. Fifty-Seven (57), Royal Oaks Estates Country Club Addition, Unit No. One (1), a subdivision in Llano County, Texas, according to the plat recorded in Volume 1, Page 70, Plat Records, Llano County, Texas;
    - III. Petition by Angel David Ortega and Vanessa Ortega for annexation of Lot No. Four Hundred Thirty-Five (435), 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;
    - IV. Petition by Urbano Regino-Jose for annexation of Lot Nos. Three Hundred Fifty-One (351), Three Hundred Fifty-Two (352), Three Hundred Fifty-Three (353), Three Hundred Fifty-Four (354), Three Hundred Fifty-Five (355), Three Hundred Fifty-Six (356), Three Hundred Fifty-Seven (357), Three Hundred Fifty-Eight (358), Royal Oaks Estates Subdivision, Unit Five (5), a subdivision in Llano County, Texas, as shown by plat record in Volume 1, Page 42, Plat Records of Llano County, Texas;
    - V. Petition by Stephen A. Ramseur and Angela M. Ramseur for annexation of Lot One Thousand Fifty-Six (1056), The Legends, a subdivision in Burnet County, Texas, according to Plat No1.1, recorded in Cabinet 2, Slide 153-A, Plat Records of Burnet County, Texas;

- VI. Petition by Giacomo Properties, LLC for annexation of lands within the Legends Development, including the Legends Golf Course;
- VII. Petition by Scott Standhart for annexation of Lot Nos. Five Hundred Twenty-Two (5220 and Five Hundred Twenty-Three (523), 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;
- VIII. Petition by Glenn Charles Belden and Tessa M. Belden for annexation of Lot No. Six (6), 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;
- IX. Petition by Lyle J. Costar for annexation of Lot No. 617, Lakeside Heights, Unit No. 3, a subdivision in Llano County according to the map or plat recorded in Volume 88, Page 226, Llano County Deed Records;
  - i. Lots 614, 615, and 616, LAKESIDE HEIGHTS, Unit No. 3 a subdivision in Llano County according to the map or plat of record in Volume 88, Page 226, Llano County Deed Records; and
  - ii. That certain 0.177 acres of land, being more particularly described by metes and bounds as follows:

BEGINNING at the SW corner of Lot 617, LAKESIDE HEIGHTS, Unit No. 3 a subdivision in Llano County according to the map or plat of record in Volume 88, Page 226, Llano County Deed Records;

THENCE Southerly along the East line of Lapan Trail 70.0 feet;

THENCE Easterly in a straight line 110.0 feet;

THENCE Northerly 70.0 feet to the SE corner of Lot 617;

THENCE along the South line of Lot 617, 110.0 feet to the place of beginning, and being the property conveyed to Kenneth B. Costar and Gerda J. Costar by Burdette Costar by deed dated June 6, 1963 filed of record at Vol 122. Pages 131-132, Llano County Deed Records; and

- X. Petition by Troy Mayfield for annexation of Lot Nos. One Hundred Seventeen (117) and One Hundred Eighteen (118), Royal Oaks Estates Country Club Unit No. (1), a subdivision located in Llano County, Texas, according to the map or

plat thereof recorded in Volume 1, Page 70, Plat Records of Llano County, Texas;

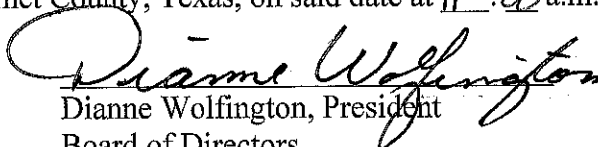
- b) Consider Adoption of Order(s) Adding Land to the District pursuant to the Petition(s) referenced in Agenda Item No. 4(a) above.
5. Consideration and Appropriate Action relating to Approval of an Amendment to the District Information Form, including Approval of the District's Revised Boundary Map and Boundary Description, to include the Lands 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 Original Petition for Declaratory Judgment filed by Michael Lucksinger, as Independent Executor of the Estate of Bunny Marschall Beard, Case No. 07901, County Court of Llano County, relating to the Kingsland Community Center.
8. Discussion and Possible Action relating to Employee Stand-By Holiday Pay.
9. Discussion and Possible Action to authorize a Prosperity Bank Credit Card for District purchases.
10. Discussion and Possible Action to adopt Resolution Amending the Fiscal Year 2022-2023 Budget.
11. Discussion and possible action relating to: the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the General Manager, including compensation matters.
12. Discussion and Possible Action relating to management of the Kingsland Community Center to include, but not limited to, marketing, reservations and cleaning services.
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 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. Discussion and Possible Action relating to ongoing discrepancies in the District financial reports and an action plan by the General Manager to resolve and correct the discrepancies, to include specific action items and the timing of each action item, and affirm the authorization for the General Manager to fund necessary corrective action.
21. Discussion and Possible Action regarding approval of a Matrix Financial System Evaluation.
22. Monthly Written Report by General Manager.
  - Summary of Finance & Budget
  - Personnel
  - Plant Compliance
  - Odor Complaints
  - Engineering Pending Projects
  - Plant & Field Development Issues
  - Potential New Developments
  - Reports on Pending Development
23. Committee Reports:
  - a.) Present committee reports,
    - Audit Committee- Chair Director Travers & Director Wolfington
    - Extension Committee- Chair Director Black & Director Delz
    - Finance/Revenue Committee- Chair Director Sindelar & Director Travers
    - Insurance Committee- Chair Director Delz & Director Black
    - Investment Committee- Chair Director Wolfington & Director Travers
    - Park Committee- Chair Director Black & Director Delz
    - Personnel Committee- Chair Director Delz & Director Wolfington
    - Property/Easement Committee- Chair Director Sindelar & Director Travers
    - Records Management Committee- Chair Director Wolfington & Director Delz
    - Safety Committee- Chair Director Black & Director Sindelar
    - Tax Committee- Chair Director Travers & Director Sindelar
24. Administration & Operations Report.
25. Budget Expenditures Report.
26. 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. Community Announcements
28. Sponsored Agenda items for January

29. 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.

POSTED at the administrative office of Kingsland Municipal Utility District on December 15, 2022, 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 11:00 a.m. and to the County Clerk of Burnet County, Texas, on said date at 11:00 a.m.

  
Dianne Wolfington, President  
Board of Directors