

CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
Minutes of December 13, 2018

A regular meeting of the Board of Directors of Cypress Ranch Water Control and Improvement District No. 1, open to the public, was held inside the boundaries of the District on December 13, 2018, at 12:30 p.m., at the Cypress Ranch WCID No. 1 Wastewater Treatment Plant, 22139 Rose Grass Lane, Spicewood, Texas 78669.

The roll was called of the members of the Board of Directors, to-wit:

Ronald den Hoed
Rick Shute
Joanne Molinyawe
Tony Salinas
Greg Junghans

All of said Directors were present, except Director den Hoed, thus constituting a quorum. Others in attendance included Jeff Monzingo, of Montoya & Monzingo, LLP; Hank Smith and Xavier Garza of Texas Engineering Solutions, LLC; Hal Lanham, Mike Bamer and Brian Slann, of AWR Services, Inc.; Cody Greaney and Dominic Valerio of Landscape and Business Services, LLC; and Richard Hamala, of Tiemann, Shahady & Hamala, P.C.

1. Consider and take action regarding the minutes of the previous Board meeting.

Director Molinyawe made a motion to approve the minutes of the previous Board meeting; the motion was seconded by Director Shute, and unanimously carried by the Board.

2. Receive public comments.

None.

3. Consider and take action regarding proposals for District trails.

Mr. Greaney presented a proposal for the District trail remediation work:

Item T-1: Installation of a 6' wide concrete sidewalk for trail near eastern creek crossing.
Cost: \$5,908.00

Item T-2: Repair/retrofit grates in the eastern creek crossing to alleviate tripping hazard.
Cost: \$417.00

Item T-3: Removal and disposal of silt fence.
Cost: \$305.00

Item T-4: Clean up sediment in concrete valley gutters throughout the entirety of the trails and alleviate sediment buildup in PVC culvert in the western creek crossing.
Cost: \$755.00

Item T-5: Installation of small retaining wall (less than 2 feet high) with limestone blocks near entrance of the trail.
Cost: \$1,910.00

Director Junghans made a motion to approve the proposal from LBS for trail improvements in the following manner:

Item T-1: this item will be rebid, to change from concrete to crushed granite; Director Salinas is authorized to negotiate for the T-1 price;

Item T-2: approved;

Item T-3: approved;

Item T-4: not approved; and

Item T-5: approved;

The motion was seconded by Director Shute, and unanimously carried by the Board.

Mr. Greaney addressed the Board regarding District landscaping. On an annual basis, LBS is contracted to mow the right of way areas 32 times per year; the irrigation field areas 24 times per year; the community trails 6 times per year; the detention ponds 24 times per year; and the water quality median 32 times per year. In 2018, LBS mowed the right of way areas 36 times; the irrigation field areas 24 times; the community trails 6 times; the detention ponds 23 times; and the water quality median 35 times.

4. Consider and take action regarding the awarding of bids for the rehabilitation of the District's wastewater treatment plant.

In regard to the rehabilitation of the wastewater treatment plant, Mr. Smith recommended the District consider building a new plant. Mr. Smith went on to describe some of the problems with the plant, including the aeration system. Mr. Slann explained how fragile the rusted air pipes are.

Director Molinyawe made a motion for TES to design temporary remediations to the current wastewater treatment plant, including the design of an air system to replace the corroded air piping in the existing plant, and to define how much it will cost to keep the current plant running; the motion was seconded by Director Shute, and unanimously carried by the Board.

Director Molinyawe made a motion to authorize TES and AWR to prepare a proposal for a new wastewater treatment plant; the motion was seconded by Director Shute, and unanimously carried by the Board.

5. Consider and discuss options for re-filling the West Cypress Hills swimming pool after resurfacing.

The Board directed AWR not to use the fire hydrant meter to fill the pool; only fill the pool using a 1” meter.

6. Receive a report from the District’s accountant and consider and act on approval of bills and invoices, ratification of payments, and funding of manager’s account.

Mr. Monzingo presented the financial report. Director Junghans made a motion to approve the bills and invoices, ratification of payments, and funding of manager’s account; the motion was seconded by Director Molinyawe, and unanimously carried by the Board.

7. Discuss and take action regarding future meeting dates, and such other matters as may come before the Board.

Director Molinyawe made a motion to approve pay application WCH 1-5 in the amount of \$20,810.25; the motion was seconded by Director Junghans, and unanimously carried by the Board.

The next Board of Directors meeting will be held on January 24, 2019. If the District auditor is not ready to present its report on the 24th, the meeting could be moved to January 31, 2019.

8. Tour of District facilities.

The Board took a tour of the District’s wastewater treatment plant, the water plant and District trails. In regard to Well No. 5, the Board directed AWR to obtain proposals for camera inspections and sonic jetting to open side ports in casing. These proposals will be presented at the January meeting.

9. Adjourn.

APPROVED January 24, 2019



Joanne Molinyawe, Secretary