

**WELLS BRANCH  
MUNICIPAL UTILITY DISTRICT**

September 21, 2004

TO: THE BOARD OF DIRECTORS OF WELLS BRANCH MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Wells Branch Municipal Utility District will hold a regular meeting on Tuesday, September 21, 2004, at **6:30 p.m.**, at the Wells Branch Community Center, 2106 Klattenhoff Drive, Austin, Texas. The following matters may be considered and acted upon at the meeting:

**BUDGET AND TAX ITEMS**

1. Conduct a public hearing on District's 2004 tax rate;
2. Discuss District operating budget for fiscal year 2004/2005, and consider Resolution Adopting Budget;
3. Take a record vote on the District's 2004 tax rate, and consider Order Levying Taxes;
4. Approve Amended and Restated Information Form;

**UTILITY MANAGER REPORT**

5. Report from the District utility manager, including:
  - (a) directives;
  - (b) financials; and
  - (c) utility operations;

**CITIZEN INPUT**

6. Citizens' communications;

**DISTRICT MANAGER REPORT**

7. Report from the District Manager, including:
  - (d) directives;
  - (e) Community Gardens;
  - (f) solid waste/recycling services;

- (g) facilities;
- (h) landscape;
- (i) restrictive covenants;
- (j) customer service;
- (k) recreation;
- (l) aquatics; and
- (m) Northtown Municipal Utility District Interlocal Agreement;

#### **ATTORNEY REPORT**

- 8. Report from the District's attorney, including directives;

#### **ENGINEER REPORT**

- 9. Report from the District's engineer, including:
  - (n) directives; and
  - (o) requests for participation in regional detention system, including:
    - (1) Star Charter School (1901 Fleischer Drive - Lot 9, Block B, Fleischer Subdivision and the resubdivision of Lot 10, Block B, Fleischer Subdivision); and
    - (2) Austin Owentech/Ponderosa II, Ltd. (Lot 4, Block B, Wells Branch Phase U);

#### **CONSENT ITEMS**

(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)

- 10. Minutes of September 7, 2004 regular meeting;
- 11. Finance Committee's recommendation regarding:
  - (p) payment of bills and invoices; and
  - (q) write-offs;
- 12. Finance Committee's recommendation regarding Order Establishing Rates, Charges and Tap Fees;

## **COMMITTEE REPORTS**

13. Report from Administrative Committee, including:
  - (r) directives;
  - (s) use of District equipment; and
  - (t) District Manager evaluation procedure;
14. Report from Facilities Committee, including:
  - (u) directives;
  - (v) Schultz property, including possible acquisition of adjacent greenbelt and amendment of Interlocal Agreement; and
  - (w) recommendation regarding replacement of maintenance equipment;
15. Report from Finance Committee, including directives;
16. Report from Public Safety Committee, including directives;
17. Report from Recreation Committee, including directives;

## **DIRECTOR ITEMS**

18. Announcements by Board members, including directives;
19. Future agenda items;

## **DISCUSSION/ACTION ITEMS**

20. Editor directives;
21. City of Austin annexation issues, utility rates, regional issues and legislative matters; and
22. Such other matters as may come before the Board.

The Board of Directors is authorized by the Texas Open Meetings Act to convene in closed or executive session for certain purposes. These purposes include receiving legal advice from the District's Attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073), discussing personnel matters (Section 551.074) or discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session on any item on this agenda, the presiding officer will

announce that an executive session will be held and will identify the item to be discussed and provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)

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Attorney for the District

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Wells Branch Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the District office, at 251-9814, for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.