

1 that ECO made to the street after fixing the leak.

2
3 Director Walters then recognized Mr. Williams for a report from the District
4 manager, including reports on the Community Gardens; solid waste/recycling
5 services; facilities; landscape; restrictive covenant enforcement; customer
6 service; recreation; and aquatics, attached as Exhibits “D” through “K.” Mr.
7 Williams reported that IESI’s performance of its waste-hauling contract seemed
8 to improve as an inspector followed truck crews through their duties in the
9 neighborhood. He stated that electricity had been installed to the soccer field
10 adjacent to the District office. He said the District had suffered numerous
11 incidences of graffiti. During the landscape report, Mr. Fadal reported his
12 company planned to treat parks and greenbelts for fire ants.

13
14 Director Howe returned to the topic of graffiti, and it was stated that David
15 Johnson of the Travis County sheriff’s office asked to inspect the graffiti for
16 possible gang ties. Mr. Williams noted that the District’s policy is to remove
17 graffiti within 24 hours, but he would attempt to contact Mr. Johnson within
18 that time constraint. Director Smith said she had observed transients near the
19 ExxonMobil station on Interstate 35 and *suggested that Mr. Williams alert the*
20 *commercial property owners association.*

21
22 In the recreation report, Director Maxey reported that she had received several
23 positive comments about the improvements to the play structure in Katherine
24 Fleischer Park.

25
26 Director Walters then recognized Mr. Bartram for a report from the District’s
27 attorney. Mr. Bartram provided a copy of his correspondence, attached as
28 Exhibit “L,” with RealtiCorp 531, LLC. Mr. Bartram reported that he and Mr.
29 Williams were concluding negotiations with St. Andrew’s Presbyterian Church
30 for the purchase of land, Lot 58 Block B, Wells Branch Phase X, Section 3 and
31 2.00 acres out of Lot 1, Block A, Wells Branch Phase X, Section 2. He said he
32 hoped to close the deal by October 16 or earlier. He recommended that the
33 Board ratify its previous action authorizing the Administrative Committee to
34 work with Mr. Bartram and Mr. Williams to conclude negotiations and
35 authorizing Director Walters to execute closing documents when an agreement
36 is reached. **Director Howe so moved, seconded by Director Smith, and**
37 **the motion passed unanimously.**

38
39 Director Walters then recognized Mr. Ferguson for a report from the District’s
40 engineer, attached as Exhibit “M.”

41
42 Director Walters announced that the Board would consider items on its consent
43 agenda:

44
45 **Agenda Item No. 6** Approve, as amended, minutes of
46 the September 5, 2006 regular
47 meeting; and

48
49 **Agenda Item No. 7** Approve Finance Committee
50 recommendations regarding

1 payment of bills and invoices and
2 write-offs, attached as Exhibits “N”
3 and “O”, respectively.
4

5 **Director Howe moved, seconded by Director Smith, approval of the**
6 **Consent Agenda as presented, and the motion passed unanimously.**
7

8 Director Walters then announced that the Board would receive reports from
9 Committees:

10
11 **ADMINISTRATIVE COMMITTEE:** No report.

12
13 **FACILITIES COMMITTEE:** No report.

14
15 **FINANCE COMMITTEE:** **The Committee recommendation served as**
16 **a motion and second to amend the Order Establishing Rates Charges**
17 **and Tap Fees, attached as Exhibit “P.”** Mr. Williams explained that the
18 revision clarifies the requirement that a customer whose service has been
19 disconnected must pay all current charges, as well as amounts in arrears, before
20 service will be restored. **The motion passed unanimously.**

21
22 **PUBLIC SAFETY COMMITTEE:** Director Maxey reported on the town hall
23 meeting held by the Sheriff’s Office on September 18. Director Cheshire
24 discussed methods to make a home safer.

25
26 At this time, Director Walters recognized Mr. Scruggs who stated that he lived
27 across the street from a home that had been raided by a SWAT team because of
28 suspicion that its occupants were involved in drug trafficking. He stated that,
29 prior to the raid, he had witnessed suspicious activity at the home, such as
30 frequent late-night visitors and persons with firearms standing on the property.
31 He said the property was owned by an out-of-state landlord and had been
32 designated Section 8 housing for low-income renters. Mr. Scruggs stated that he
33 had discussed covenant enforcement with the District’s covenant enforcement
34 specialist as a means to deter such activity. He expressed frustration that the
35 District could not prevent such activity. Mr. Bartram discussed the limitations
36 of covenant enforcement, and discussion ensued. Director Walters suggested
37 that the District could facilitate a community meeting on covenants. *He asked,*
38 *and the Board generally concurred, the District’s attorney to research the*
39 *amount of Section 8 housing available in Wells Branch and compare that data*
40 *with other similarly situated neighborhoods in the Austin area.*

41
42 **RECREATION COMMITTEE:** Director Maxey presented the Committee’s
43 report, attached as Exhibit “Q.” **The Committee recommendation served**
44 **as a motion and second to end the Youth Center activity at the**
45 **District’s Annex Building and instead offer special classes for**
46 **teenagers. The motion passed unanimously.**

47
48 **The Committee recommendation, attached as Exhibit “R,” to accept**
49 **the bid of Jason Beard in the amount of \$3,000 for renovation of the**

1 **District's basketball court served as a motion and second, and the**
2 **motion passed unanimously.**

3
4 There being no further business to come before the Board, the meeting was
5 adjourned at 7:52 p.m.

6
7 Respectfully submitted:
8

9
10
11
12 October 2, 2006

13 Date

14 Janet Maxey, Secretary
15 Board of Directors
16 Wells Branch Municipal Utility District

17 (SEAL)