

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
HORIZON REGIONAL M.U.D.**

A special meeting of the Board of Directors of the Horizon Regional M.U.D. was held on Wednesday, October 4, 2023, at 1:00 p.m. in person 14100 Horizon Blvd, Horizon City, Texas, pursuant to notice given in accordance with the law.

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

Gordon, Jarvis	-	President
Dean Hulsey	-	Vice President
Florence Thomas	-	Treasurer
Mike Barton	-	Secretary
<i>vacant</i>	-	Assistant Secretary

Director Gordon Jarvis called the meeting to order at 1:00 p.m. A quorum was established. Also attending the meeting were the District's consultants: Administrative Assistant III - Veronica Saucedo. TRE & Associates Inc - Linda Troncoso, Ricardo Felix. Horizon Golf and Conference Center - Luis Delgadillo. Eddie Garcia – Executive Director EDC. The Pledge of Allegiance was said with audience participation.

4. RECEIVE CITIZEN COMMUNICATIONS.

No citizen communications.

No Action Necessary.

5. CONSIDER AND TAKE ACTION ON LEASE WITH MOONLIGHT P&Q, LLC.

Director Hulsey stated they would need to speak to the District's Attorney Mr. Alan Petrov to get clarifications. Director Jarvis stated they would need to make a list of questions for Mr. Petrov.

6. **EXECUTIVE SESSION IF NECESSARY.**

Executive Session at 2:21 pm. with Mr. Alan Petrov via phone.
Back from Executive Session at 2:45 pm.

No action necessary.

7. **CONSIDER AND TAKE ACTION ON PAYMENT FOR TXDOT FOR DARRINGTON PROJECT.**

Ms. Linda Troncoso explained as part of the agreement the District entered into with TxDOT for the joint bid associated with the water and wastewater replacement on Darrington, they would bill the District for four consecutive payments for the total amount of the project. This is the second progress payment related to the contract. Ms. Troncoso added she had requested some clarification from TxDOT on the estimate which the District entered into this agreement on because it exceeds the total dollar value of what the big end would be and if the District will have to pay the whole thing since they are not paying the whole amount to the contractor. In the meantime, this progress payment is in order with the contract.

Director Hulsey made a motion to approve the second payment to TxDOT in the amount of \$1,464,428.82 and was seconded by Director Barton.

All in favor: 4 ayes

Opposed: 0 none

Motion passed to approve.

8. **CONSIDER AND TAKE ACTION ON INSURANCE PAYMENT TO EQUIPMENT SHARE.**

Director Jarvis explained this item is an invoice for services and repair for a bulldozer that was not properly inspected at the time it was rented and are now liable for damages to the engine. Mr. Jarvis explained the District would get reimbursed by the insurance company and would only be out the deductible amount of \$250.00.

Director Hulsey made a motion to approve the invoice from Equipment Share in the amount of \$67,734.81 and was seconded by Director Barton.

All in favor: 4 ayes

Opposed: 0 none

Motion passed to approve.

9. **WORKSHOP ON REAL ESTATE DISCUSSIONS.**

Director Hulsey explained the Restaurant Committee had put together an RFP with the specifics the Board would like to see for the companies submitting proposals. The Restaurant Committee asked Mr. Alan Petrov to revise and clean up the lease and include it on the RFP and to have the companies include their business plan/vision. Mr. Eddie Garcia, executive director for the EDC presented and spoke to the Board the interest and intentions and plans of his business. He also handed the Board an outline they may use in prospective partners. Director Jarvis stated they need to put together what their expectation in the prospective partner is and will be. They need to get their background information, ask questions on some issues to see what their vision is. Director Hulsey stated he believes it is important to have included in the RFP what belongs to the District and what the District would participate in if repairs were needed or they felt something needed to be done to the building. Ms. Troncoso asked each Board members their thoughts and visions for the golf course /restaurant/ conference room. Director Hulsey said he saw an operating bar, family style restaurant, banquet room and have it all accessible to the golfers. Director Jarvis said he would like to see are their business hours. Ms. Troncoso suggested it would be a good idea to include the minimum standard for hours of operation and the minimum expectation i.e. a limited menu for golfers before

they go on the golf course. Also, to have a minimum hour of operation i.e. 7am-7pm and strongly encourage full restaurant for the community for dinner. Director Hulseley stated he would also like added to the RFP a minimum of a 2-year lease. Director Jarvis suggested to have 2–5-year lease. Ms. Troncoso suggested to have strict performance standards included on the lease. Director Jarvis stated there needs to be proper maintenance and keep up of the property. Director Jarvis also encourages modesty in dress attire, to be family friendly. Ms. Troncoso asked if the Board is expecting for potential partner to have a full liquor license, Director Hulseley stated yes. Director Jarvis stated the golf course would have to absorb the cost of anything having to do with alcohol and would need to make sure it is legal for the District to participate since it is alcohol related and added, the Board has never had to interfere with the golf course's affairs, they have their budget and know they are expected to make money and if expenses go up they are expected for income to go up as well.

Director Jarvis made a motion to allow the turf committee to do what they think is necessary for the golf course as long as it is legal and was seconded by Director Hulseley.

All in favor: 4 ayes
Opposed: 0 none

Motion passed to approve.

Ms. Troncoso took note of what the Board requires and would like to see included on the RFP to come up with a draft for the Board to review.

10. WORKSHOP ON WASTEWATER PLANT EXPANSION.

Board continued with wastewater plant expansion workshop. Ms. Troncoso requested item be placed on agenda to pay Eric Shire for barscreen.

11. **REPORTS AND DISCUSSION OF OTHER MATTERS THAT MAY COME BEFORE THE BOARD.**

No matters to discuss.

There being no further business before the Board, the meeting was upon motion made by Director Barton and seconded by Director Thomas all in favor and carried, adjourned at 2:58 p.m.

READ, APPROVED AND ADOPTED THIS 22nd DAY OF February 2024.



GORDON JARVIS, PRESIDENT
Board of Directors
Horizon Regional M.U.D.



MIKE BARTON, SECRETARY
Board of Directors
Horizon Regional M.U.D.

CM/VS