MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE FERN BLUFF MUNICIPAL UTILITY DISTRICT

October 12, 2022

THE STATE OF TEXAS §
WILLIAMSON COUNTY §

The Board of Directors (the "**Board**") of the Fern Bluff Municipal Utility District (the "**District**") convened in a **regular** meeting open to the public at 6:00 p.m. on **October 12, 2022**, at the Fern Bluff Municipal Utility District Community Center, 7320 Wyoming Springs Drive, Round Rock, Texas, pursuant to notice duly given in accordance with the law.

George Sabatino	President
Marc Smith	Vice President
Jessica Stempko	Secretary
Kevin Barnes	Treasurer
Joseph Teiber	Assistant Secretary/Treasurer

and all Directors were present, except Director Barnes, thus constituting a quorum.

Also, in attendance or joining during the meeting, were Janey Miller, the District's General Manager; Hector Alanis, the District's Operations Manager; Jack Gardner of Texas Lawn and Garden, LLC, ("**Texas Lawn**") the District's landscaper; Eric Ratzman, P.E., of Halff Engineers, Project Managers for the City of Round Rock ("**City**") Transportation Department; and Gerald Pohlmeyer, CIP Program Manager with the City. and Zachariah T. Evans of McGinnis Lochridge, the District's Attorney ("**McGinnis**"). Several members of the public were also present.

Director Sabatino then called the meeting to order, after which Director Teiber led those present in the Pledge of Allegiance.

Mr. Gardner next provided the Landscaping Report to the Board. He stated that Texas Lawn continues to work in the District's green belts and grassy areas. Mr. Gardner added that the ongoing drought has allowed the aphid population to boom within the District and that Texas Lawn was investigating the best way to manage the issue. He continued that Texas Lawn planned to begin fertilization and aeration of areas within the District in the next two weeks. After a brief discussion, Mr. Gardner thanked the Board for its time and departed the meeting.

Next, the Board considered approval of the monthly consent agenda containing the minutes of the September 13, 2022, regular Board of Directors meeting; payment of bills and invoices; payment of transfers for operation expenses; pay requests; change orders; and customer charge write-offs. After a brief discussion, upon a motion duly made by Director Smith and seconded by Director Stempko, the Board voted unanimously to

approve the Consent Agenda, including the September 13, 2022, regular meeting minutes, as written.

Director Sabatino then convened the public hearing on conveyance of District parkland pursuant to the requirements of Texas Parks and Wildlife Code, Chapter 26. Director Sabatino introduced Mr. Ratzman and Mr. Pohlmeyer to those present and explained that they were in attendance on behalf of the City to provide information regarding the parkland property to be conveyed. Mr. Ratzman explained that the approximately 1.75 acres to be conveyed to the City was required as part of the Wyoming Springs, Segment 1 road expansion project to connect the discontinuous northern and southern segments of Wyoming Springs Drive and to connect the proposed shared use path from Wyoming Springs to the Brushy Creek Regional Trail ("**Project**"). He continued that the City analyzed the Project design to determine if there were any feasible and prudent alternatives to the use of public parkland and after review of four alternatives, determined that Alternative 3 achieved the Project purpose in the most prudent manner, resulting in the least harm to park and recreational areas and minimizing mature tree removal. He stated that of the approximately 1.75 acres of right-of-way, land, and easement acquisition, only 0.21 acres would be paved or converted to an above-ground drainage structure. He added that fencing was proposed in the area to provide a safety and recreational benefit to nature trail users as compared to the existing steep, non-ADA compliant, non-lighted, non-paved path through the trees in the area. After hearing from those persons present who wished to address the Board concerning the Project, Director Sabatino closed the public hearing. The Board thanked Mr. Ratzman and Mr. Pohlmeyer for their time, and they left the meeting.

Next, Ms. Miller presented the General Manager's Report, a copy of which is included in the Board packet. She stated that the park restrooms at both Fern Bluff Park and Brightwater Park were repainted and that the restrooms at Olson Meadows Park were scheduled to be repainted the week of October 17, 2022.

Mr. Alanis next provided the Operations Report. He detailed various maintenance and repairs completed during the past month. He added that the televising and cleaning of all the District's sanitary sewer lines by National Power Rodding Corporation was in progress and that no significant issues were reported to date. Mr. Alanis then stated that he was working with Brushy Creek Municipal Utility District on a possible emergency water interconnect to provide for a backup water service connection to the Oak Brook subdivision of the District.

Director Teiber then reported on the patrols of the District by off-duty officers pursuant to the Independent Contractor Agreement for Off-Duty Security and Patrol Services between the District and the Williamson County Sheriff's Office (the "**Sheriff's Office**"). He stated that officers had patrolled the District a total of 88 hours for the month of September. He continued that the officers continue to focus on the District's parks as well as traffic enforcement along various streets, especially around schools.

Next, Director Smith presented the Communications Report and noted that the District's survey would close on October 15, 2022, and that work was planned to begin on the District's fourth quarterly newsletter. He encouraged Directors with suggestions for topics to include in the newsletter to contact him directly.

The Board then entered into executive session at 6:50 p.m., pursuant to V.T.C.A. Government Code, Chapter 551.071, to consider the Mr. Evans' advice on Item 10(f)(i) as listed on the agenda. The Board reconvened in open session at 7:20 p.m. Director Sabatino reported that no decisions were made and no votes taken on any of the items discussed in executive session.

The Board then discussed the date of the District's next regular Board of Directors meeting. After discussion, the Board decided that the District's next regular meeting would be held at 6:00 p.m. on November 9, 2022.

There being no further business to come before the Board, the meeting was adjourned.

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Secretary, Board of Directors
Fern Bluff Municipal Utility District

(SEAL)