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

March 8, 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 **March 8, 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
Joseph Teiber	Vice President
Jessica Stempko	Secretary
Kevin Barnes	Treasurer
Marc Smith	Assistant Secretary/Treasurer

and all Directors were present, 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; and Zachariah T. Evans and Suzanne McCalla 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 Barnes led those present in the Pledge of Allegiance.

Director Sabatino then noted that there were several residents present who wished to address the Board during the Citizen Communications portion of the meeting.

Mr. Gardner next presented the Landscaping Report. He stated that routine weekly maintenance continued to be ongoing throughout the District and that there were no significant issues to report. After a brief discussion, Mr. Gardner thanked the Board for its time and departed the meeting.

The next item of business before the Board was Citizen Communications. The Board heard from the following residents: Whendy Martinez, Lonnie Robinson, Sean Moore, Trennah Dishongh, and Dennis Chaney regarding various District concerns.

The Board then considered approval of the monthly consent agenda containing the minutes of the February 8, 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. Ms. Miller requested that Check No. 2746 be removed from the Consent Agenda for additional review and resubmission, and the Board agreed. After a brief discussion, upon a motion duly made by Director Stempko and seconded by Director Barnes, the Board voted unanimously to approve the Consent Agenda, including the February 8, 2022, regular Board of Directors meeting minutes, as written.

Mr. Alanis next reported that work on the District's Year 3 Annual Report in compliance with the District's TPDES Phase II MS4 General Permit was complete and submitted timely to the Texas Commission on Environmental Quality, as required.

The next item of business before the Board was the draft Contract for Election Services and Joint Election Agreement with Williamson County (the "**County**") for the District's May 7, 2022, Directors Election (the "**Election Agreement**"). Mr. Evans highlighted provisions in the Election Agreement and reminded the Board that with a joint election, the County would essentially be conducting the Election on behalf of the District. After consideration, upon a motion duly made by Director Smith and seconded by Director Stempko, the Board voted unanimously to approve the contract, as discussed. A copy of the Election Agreement is maintained with the records of the District.

Ms. Miller next reported on the improvements to Wyoming Springs Drive by the City of Round Rock (the "**Wyoming Springs Extension Project**"). She stated that although the County has contributed funds for the project, it is allowing the City of Round Rock to design and manage the construction. She continued that she met with Precinct 3 County Commissioner Valerie Covey on February 15, 2022, to discuss District concerns, including the Wyoming Springs Extension Project as well as the improvements to Great Oak/Brushy Creek Road intersections and bridge replacement and the improvements and/or widening of Brushy Creek Road and Hairy Man Road.

Next, Ms. Miller presented the General Manager's Report, a copy of which is included in the Board packet. She reported that the District's park was in good condition and ready for spring. She noted that vandalism in the parks was increasing and that law enforcement was notified. She also reported on several instances of dumping into the District's stormwater sewer drains by AT&T. Ms. Miller stated that she has contacted AT&T and filed a complaint with the Commission regarding the dumping.

Mr. Alanis then provided the Operations Report. Mr. Alanis updated the Board on operations throughout the District. He noted that he was working on various technology issues as well as researching options to allow the District's Board meetings to be live-streamed in the future.

Director Barnes next presented the Budget Committee Report. He noted that the Board continued to spend conservatively and that monthly expenses were below budgeted amounts.

Next, Ms. Miller presented the Community Center Report. She reminded the Board about the previously reported issues with the building's exterior doors, and noted that the District planned to solicit proposals for replacement of the doors in the near future. She added that reservations of the Community Center were ongoing and filling up quickly. Director Barnes stated his belief that more community activities should be held at the Community Center, and the Board agreed. Ms. Miller stated that the District encourages groups to utilize the building.

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 89 hours for the month of February. He continued that officers continue to focus on patrols in the District's parks as well as monitoring traffic issues along various streets.

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 April 12, 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)

Attachments to the Minutes of the
Fern Bluff Municipal Utility District
March 8, 2022, Board of Directors Meeting

1. Board Packet.