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

April 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 **April 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
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; Williamson County Precinct 3 Commissioner Valerie Covey; Williamson County Precinct 3 Constable Matt Lindemann; Judge Evelyn McLean, Williamson County Precinct 3 Justice of the Peace; 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 Teiber led those present in the Pledge of Allegiance.

Director Sabatino next welcomed Commissioner Covey, Constable Lindemann, and Judge McLean to the District's Board meeting. Commissioner Covey introduced herself and Constable Lindemann and Judge McLean to all present and stated that they were in attendance to update the Board and members of the public on road issues and answer questions. Judge McLean and Constable Lindemann each reviewed their background and detailed their responsibilities with those present. Due to immediate weather concerns, Constable Lindemann and Judge McLean then departed the meeting.

Commissioner Covey next reviewed the status of several road projects within Williamson County of concern to the Board and residents and answered questions. After discussion, the Board thanked Commissioner Covey for her time, and she left the meeting.

Mr. Gardner next presented the Landscaping Report. He first reported on routine maintenance throughout the District. He stated that a large portion of Texas was experiencing drought conditions, and he encouraged those present to conserve water when possible. He reported that repairs to the District's irrigation system were completed and turf fertilizer and pre-emergent was applied throughout the District. Mr. Gardner then stated that Texas Lawn

continues to “spot treat” ant mounds when found within the District’s Parks. After a brief discussion, Mr. Gardner thanked the Board for its time and departed the meeting.

Director Sabatino then noted that there were several residents present who wished to address the Board.

The next item of business before the Board was Citizen Communications. The Board heard from the following residents: Trennah Dishongh, Yoram Givon, Richard Mason, Hylton Cruickshank, Linton Ward, Lonnie Robinson, Bill Rubbelke, Phil Burke, and David Trevino regarding various District concerns.

Ms. Miller next addressed the Board and read a prepared statement detailing the past accomplishments of the Board on behalf of the District.

The Board then considered approval of the monthly consent agenda containing the minutes of the March 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 noted that Zeitcode, the company upgrading the District’s website, had refunded all costs to the District for the upgrade due to the delays in upgrading the website. After a brief discussion, upon a motion duly made by Director Smith and seconded by Director Barnes, the Board voted unanimously to approve the Consent Agenda, including the March 8, 2022, regular Board of Directors meeting minutes, as written.

The Board next discussed the requirement that local government officials and employees annually complete a state-approved cybersecurity training course by June 15, 2022. Ms. McCalla reminded the Board that Texas Government Code, Section 2054.5191, amended during the 87th regular Legislative Session, requires that local government employees, elected officials, and appointed officials, who have access to a local government computer system or database and use a computer to perform at least 25 percent of their duties, annually complete a cybersecurity training program certified by the Department of Information Resources (“**DIR**”). She continued that the District must annually certify its compliance with the training requirements by August 31, using the Cybersecurity Training Certification for State and Local Governments, even if no elected officials or employees of the District are required to take the training. Ms. McCalla reviewed with the Board a memorandum from McGinnis, detailing how to obtain the training online and either provide a certification reflecting completion of the training or in the alternative, provide a certification verifying that the Director does not use a computer to perform at least 25 percent of his or her duties. Ms. McCalla emphasized that all Directors would need to submit one of the training certifications to McGinnis before McGinnis could certify with DIR that the District was in compliance.

Next, Mr. Evans detailed revisions to the United States Environmental Protection Agency’s (the “**EPA**”) Lead and Copper Rule (the “**LCR**”). He explained that the LCR is intended to protect public health by minimizing lead and copper levels in drinking water, primarily by reducing corrosion of plumbing materials. He continued that the LCR applies to all community public water systems, including water utilities and that the EPA federally regulates the LCR laws under the Safe Drinking Water Act, but that the Texas Commission

on Environmental Quality administers the program locally in the state. He added that on January 15, 2021, the EPA published the National Primary Drinking Water Regulation: Lead and Copper Rule Revisions ("**LCRR**"), and that among other things, the LCRR (1) establishes a new "trigger level" at 10 parts per billion (ppb) requiring water systems to take further treatment, monitoring, and public notification actions when the trigger level is exceeded; (2) requires water systems to investigate and catalog public and private lines (public lines, such as district lines and tap lines, and private lines, such as house lines), and identify and inventory all Lead Service Lines ("**LSL**") in the system and that all such records must be made publicly available and accessible to community; (3) requires development of LSL replacement plan by compliance deadline; (4) clarifies tap sampling procedures; (5) requires public water systems to monitor for lead at elementary schools and childcare facilities; and (6), requires notification within 24 hours of an exceedance of the system-wide lead action level. Mr. Evans stated that McGinnis has provided a memorandum providing greater detail on the requirements of the LCRR, and he noted that although the LCRR became effective on December 16, 2021, compliance was not required until October 16, 2024. Mr. Alanis confirmed that he was aware of the LCRR requirements and that the District had begun compliance several months earlier. He added that he did not anticipate any issue.

At this point Director Teiber departed the meeting.

Next, Director Stempko stated that both she and Director Barnes had spoken with Commissioner Covey regarding traffic issues within the District, and that Commissioner Covey was very responsive to resolving the issues. Director Barnes added that he requested an increase in traffic patrols in the problem traffic areas, including the elementary school. He stated that Williamson County was very reluctant to install speed bumps in the area, but that the Board would continue to work with Williamson County to resolve the traffic issues in the area.

Next, Ms. Miller presented the General Manager's Report, a copy of which is included in the Board packet.

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. He then noted a significant capital outlay listed in the Profit and Loss Budget Performance for March. Mr. Alanis explained that several upgrades to the technology at the District's Community Center were completed allowing the District to livestream its Board meetings going forward.

Continuing his Budget Committee Report, Director Barnes noted that the District's appraised values had increased significantly over last year's amounts, and he anticipated being able to recommend that the District decrease its tax rate for the 2022 tax year. Director Smith questioned if lowering the tax rate would still allow the District to maintain sufficient reserves, and Director Barnes responded that the District would continue to maintain ten to eleven months of reserves.

Ms. Miller then presented the Parks and Recreation Committee report. She stated that benches and tables were finally received after being delayed for nearly eight months due

to shipping issues. She continued that the benches and tables would be installed in many of the District's parks.

Director Stempko next updated the Board on the Community Center. She stated that new technology installed at the Community Center allows the District to provide services for more entities. She explained that as work patterns are changing, the new technology will allow residents to utilize the Community Center for a wider variety of events, including work meetings and training seminars.

Director Sabatino then reported on a recent incident at the District's water facility. He explained that a resident had attempted to access the facility without permission. He continued that the Sheriff's Office was notified and issued a criminal trespass warning to the resident. Director Sabatino emphasized the security of the District's water facilities was a top priority for the Board.

Next, Director Smith presented the Communications Report. He stated that the District's website was now "live" and he encouraged those present to access and view the District's upgraded website.

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 May 10, 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
April 12, 2022, Board of Directors Meeting

1. Board Packet.