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

July 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 **July 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; 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 Smith led those present in the Pledge of Allegiance.

Mr. Gardner next presented the Landscaping Report. He first reported on routine maintenance throughout the District. He stated that the hot and dry weather was affecting the landscaping within the District, but that Texas Lawn was working diligently to irrigate all areas while still complying with current watering restrictions. He continued that all repairs to the District's irrigation system were completed except for a wiring issue on certain irrigation controllers, which issue he was hopeful would be resolved this week. After additional discussion, the Board thanked Mr. Gardner for his time, and he departed the meeting.

Director Sabatino then stated that a resident was present who wished to address the Board at this time. The Board heard from Hylton Cruickshank regarding various traffic concerns. Ms. Miller noted that the elementary school plans to re-mark all crosswalks in August.

Next, the Board considered approval of the monthly consent agenda containing the minutes of the June 14, 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 June 14, 2022, regular meeting minutes, as written.

Ms. Miller then reviewed the District's draft budget for the fiscal year ending September 30, 2023, with the Board. She noted that the proposed budget reflects a lowering of the District's tax rate from $0.2500 on each $100 of taxable property to $0.2100 on each $100 of taxable property within the District. She then detailed items listed within the draft budget and pointed out that water and wastewater rates would not increase and that solid waste collection services would only increase slightly. Director Barnes noted that the proposed budget included well-deserved raises for District employees. The Board discussed the proposed budget at length. Ms. Miller told the Board that the final draft budget would be ready for approval by the Board in August, although final approval was not required until September.

Mr. Evans next reported that McGinnis was requesting an increase in its billing rates to keep up with inflation and that he would provide a memorandum from McGinnis detailing the change for the Board's consideration at its August meeting. He noted that he was providing the information timely to allow the Board to include the information in its proposed budget.

Mr. Alanis then reminded the Board that the District is required to televise and clean all the sanitary sewer lines within the District every five years. He continued that a scope of work for the project was prepared and an Invitation to Bidders published, as required. He then explained that sealed bids were opened on June 24, 2022, with four bids received. He reviewed the bids with the Board and stated that he was recommending going with the low bidder, National Power Rodding Corporation ("**National**"), at a total cost to the District of $92,718.72. Mr. Alanis added that he had called all the references provided by National and verified that National has the equipment and expertise to complete the project. After review and discussion, upon a motion duly made by Director Barnes and seconded by Director Smith, the Board voted unanimously to award the contract for televising and cleaning the District's sanitary sewer lines to the low bidder National for $92,718.72, as recommended.

Ms. Miller next updated the Board on the status of road projects within the District.

Next, Ms. Miller presented the General Manager's Report, a copy of which is included in the Board packet. She stated that because of the ongoing drought, Stage 1 drought restrictions were enacted on July 1, 2022. She reminded the Board that the District adopted the City of Round Rock's (the "**City**") Drought Contingency Plan, which

requires the District to implement the City's drought restrictions as put into effect by the City.

Mr. Alanis next reported on District Operations. He stated that a level sensor had failed at the Oak Brook pump station but has since been repaired. He noted that little to no affect was felt by the residents.

Next, Ms. Miller updated the Board on events at the District's Community Center. She stated that the Community Center continued to be busy, with many reservations dates already booked.

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 84 hours for the month of June. He continued that the officers continue to focus on patrols in the District's parks as well as monitoring traffic issues along various streets. Director Smith noted issues at the Oak Brook subdivision pool and requested that officers patrol the area in the evenings, and Ms. Miller confirmed she would contact the Sheriff's Office regarding the patrols.

Next, Director Smith presented the Communications Report. He reported that the President's Letter was sent out in the District's newsletter and posted on the District's website. He added that he planned to prepare a survey to determine what projects within the District are most important to District residents.

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 August 9, 2022.

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

_____
Secretary, Board of Directors
Fern Bluff Municipal Utility District

(SEAL)

Attachments to the Minutes of the
Fern Bluff Municipal Utility District
July 12, 2022, Board of Directors Meeting

1. Board Packet.