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

September 13, 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 **September 13, 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, 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. Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge, the District's Attorney ("**McGinnis**") attended remotely. 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.

Mr. Gardner next provided the Landscaping Report to the Board. He stated that the recent rains were beneficial for the District's landscaping and that Texas Lawn continues to work in the District's green belts and grassy areas. Mr. Gardner stated that overall, the District's parks were in great shape and that Texas Lawn plans to replace the annuals with fall colors during the month of October. 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 August 9, 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 Stempko and seconded by Director Smith, the Board voted unanimously to approve the Consent Agenda, including the August 9, 2022, regular meeting minutes, as written.

Director Sabatino then convened the public hearing for consideration of the 2022 tax rate for the District. Ms. Miller confirmed that the Notice of Public Hearing on Tax Rate was published in the Round Rock Leader, as required. Director Sabatino observed that there were no persons present who wished to address the Board concerning the tax rate, and he closed the public hearing. After consideration, upon a motion duly made and seconded, the Board voted unanimously to set the tax rate for maintenance and operations at $0.2100 per $100 of assessed valuation and adopt AN ORDER OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT: LEVYING TAXES, PROVIDING FINDINGS OF FACT, PROVIDING FOR OPEN MEETING (the "**Tax Order**"). A copy of the Tax Order is included in the Board Packet, which packet is attached hereto as an exhibit to these minutes.

Next, Ms. Miller explained that the Board needed to adopt an amendment to the District's Information Form whenever any information in the Information Form was changed, including the annual setting of the District's tax rate. She explained that the amendment will be filed with the Texas Commission on Environmental Quality (the "**Commission**"), in the Official Public Records of Williamson County, and in the offices of McGinnis Lochridge. After review, upon a motion duly made by Director Smith and seconded by Director Stempko, the Board voted unanimously to approve Amendment No. 42 to the District's Information Form and to authorize filing of same as outlined. A copy of Amendment No. 42, thus approved, is included in the Board Packet.

Next, the Board reviewed the proposed ORDER AMENDING WATER AND WASTEWATER SERVICE RATES AND CHARGES AND RE-ESTABLISHING WATER AND WASTEWATER TAP FEES AND CAPITAL RECOVERY FEES AND ADOPTING CERTAIN GENERAL POLICIES WITH RESPECT TO THE DISTRICT'S WATER, WASTEWATER AND DRAINAGE SYSTEMS AND PROVIDING PENALTIES FOR VIOLATION THEREOF (the "**Rate Order**"). After review and discussion, upon a motion duly made by Director Stempko and seconded by Director Smith, the Board voted unanimously to approve the Rate Order as presented. A copy of the Rate Order, thus approved, is included in the Board Packet.

Ms. Miller next reminded the Board that Section 26.18, Texas Tax Code, requires certain financial and property tax information to be posted to the District's website and updated, as needed. She continued that among the information required to be updated were any changes to the District's budget or tax rate. After consideration, upon a motion duly made by Director Smith and seconded by Director Stempko, the Board voted unanimously to authorize the District's General Manager to update the District's website, as required.

Ms. Miller next reminded the Board that a public hearing was scheduled for Wednesday, October 12, 2022, to discuss the proposed conveyance of parkland to the City of Round Rock (the "**City**") as part of the road improvements to Wyoming Springs Drive. She stated that the City would have road staff at the meeting to discuss the project in detail.

Next, Ms. Miller presented the General Manager's Report, a copy of which is included in the Board packet. She noted that the District's quarterly newsletter was submitted this date to District residents. She also stated that the resident survey was sent out to District residents, and Director Smith confirmed that nearly 40 surveys have been completed.

Mr. Alanis next provided the Operations Report. He detailed various maintenance and repairs completed during the past month. He added that the Commission has confirmed that the District's Emergency Preparedness Plan was approved as submitted.

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 87 hours for the month of August. 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 Committee was collecting ideas for the District's fourth quarterly newsletter.

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 October 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
Fern Bluff Municipal Utility District
September 13, 2022, Board of Directors Meeting

1. Board Packet.