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

November 19, 2024

The Board of Directors ("**Board**") of Fern Bluff Municipal Utility District ("**District**") convened in a regular meeting that was open to the public at 6:00 p.m., on the above-referenced date, at the Fern Bluff Municipal Utility District Community Center, 7320 Wyoming Springs Drive, Round Rock, Texas 78681, pursuant to notice posted in accordance with law.

Director Sabatino called the meeting to order and called the roll of the Board, to wit: **George Sabatino**, President; **Marc Smith**, Vice President; **Jessica Stempko**, Secretary; **Kevin Barnes**, Treasurer; and **Richard Horton**, Assistant Secretary-Treasurer. With all Directors present, except Director Smith, a quorum was established.

Also, in attendance or joining during the meeting, were Janey Miller, the District's General Manager; Hector Alanis, the District's Operations Manager; Jeremiah Alcantar, the District's Assistant Operations Manager; Brian Schmidt, of Texas Lawn and Garden ("**TLG**"), the District's landscaping design and maintenance consultant; and Zachariah T. Evans, of the Law Office of Zachariah T. Evans, the District's Attorney.

The Board recited the Pledge of Allegiance.

The Board then accepted citizen comments from those present to address the Board.

Next, Mr. Schmidt reported on the status of the District's ongoing landscaping and maintenance. Among other things, he reported that, as the months grow colder, TLG will conduct less mowing and related maintenance. TLG completed mulching at Friendly Oaks Park. TLG will complete maintenance of the Oak Brook greenbelt before the end of the year. Mr. Schmidt stated TLG will inspect the District's irrigation system for necessary maintenance. Mrs. Miller asked that TLG provide the District with a quote to repair damage that contractors working for Google caused to District-owned lawns near the Community Center. Mr. Schmidt replied he would examine the damage and provide the requested quote.

The Board then considered approval of the monthly consent agenda, including payment of bills and invoices, payment of transfers for operation expenses, pay requests, change orders, and customer charge write-offs, as applicable, and the minutes of the Board's October 22, 2024, meeting. Director Barnes moved to approve the consent agenda; Director Horton seconded; the motion carried unanimously.

Under the General Manger's Report, Mrs. Miller reported that Whirlix has commenced work on the improvements planned for Veteran's Park and they will begin work on other parks within the District in the near future.

Mrs. Miller also reported that contractors working for B. Robinson, Inc., on behalf of Google Fiber, dumped construction refuse within the District, even after District staff warned them not to do so. Mr. Evans will pursue legal remedies against the contractor.

Returning to the topic of the park improvements being performed by Whirlix, Mrs. Miller advised the Board that she is in the process of working out a playground design that smaller children can utilize and enjoy at Fern Bluff Park. Currently, all park improvements are under budget, leaving a buffer to make the improvements, which, previously, were not planned. Mrs. Miller asked Mr. Evans about any constraints that procurement laws may place on the District entering a change order for the contract with Whirlix for the park improvements. Mr. Evans stated he would review the dollar amounts with Mrs. Miller and advise. After discussion, Director Sabatino moved to authorize a change order to Whirliz's initial approved proposal, with the change order not to exceed $100,000.00 and subject to Mr. Evans' review described above; Director Horton seconded; the motion carried unanimously.

Next, Mrs. Miller reported that she and Mr. Alanis are in the process of evaluating general maintenance needs throughout the Community Center, given that it is now approximately 20 years old. Among other improvement projects, she stated the improvements to the pergola should be completed within the next couple of weeks.

Under the Operations Report, Mr. Alanis reported that the District hosted a Texas water use optimization class, with approximately 30 attendees. He stated the class was very educational and useful in training younger generations of operators in the water industry.

On behalf of the Roads Committee, Mrs. Miller reported that Stone Canyon Owners' Association is in discussions with the City of Round Rock to install a sound barrier wall along Wood Creek.

On behalf of the Budget Committee, Director Barnes noted that the District completed the purchase of a new vehicle for the District's fleet, according to the Board's actions and directives during previous board meetings.

On behalf of the Community Center Committee, Mrs. Miller reported that staff is working on cleaning and repairing the pergolas around the outside of the Community Center. Director Sabatino inquired about the Board's prior discussion regarding additional signage on the exterior or the building, to indicate it also houses the District's administrative offices. The Board indicated their preference that "Fern Bluff Municipal Utility District" be the most prominent, with "Community Center" and "Administrative Offices" below. Mrs. Miller indicated she will seek quotes to have the work completed.

On behalf of the Security Committee, Director Sabatino reported that Director Barnes completed the Williamson County Sheriff's Office's Citizen's Academy.

On behalf of the Communications Committee, Mrs. Miller stated that the committee will not distribute another newsletter until after the new year.

Finally, Director Sabatino reminded the Board of their prior decision to cancel their December meeting in observation of upcoming holidays. The Board scheduled their next regular meeting for January 28, 2025, at 6:00 p.m.

There being no further business, the Board adjourned.

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Jessica Stempko
Secretary, Board of Directors