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

May 27, 2025

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 Directors Smith and Barnes, a quorum was established.

Also, in attendance or joining during the meeting, were Hector Alanis, the District's Operations Manager; Jeremiah Alcantar, the District's Assistant Operations Manager; and Zachariah T. Evans, of the Law Office of Zachariah T. Evans, PC, the District's Attorney.

The Board recited the United States Pledge of Allegiance.

Director Sabatino noticed no citizens were present to address the Board.

On behalf of the Parks Committee and as part of the General Manager's Report, Mr. Alanis reviewed a proposal from Whirlix for the installation of playground and exercise equipment for Cheatham Park. Mr. Alanis noted he procured the bid from Whirlix utilizing Texas BuyBoard Purchasing Cooperative to procure the proposal. After review and discussion, Director Sabatino moved to approve the proposal; Director Horton seconded; the motion carried unanimously.

The Board then considered 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 April 22, 2025, meeting. Director Stempko moved to approve the consent agenda; Director Horton seconded; the motion carried unanimously.

Mr. Alanis went on to review the rest of the General Manager's report.

Under the Operations Report, Mr. Alanis reported the City of Round Rock's chlorine conversion procedure is in progress. Once it is complete, the District will begin flushing water lines. The Board discussed their prior decision to allow a temporary exception to the District's drought contingency plan to allow residents to irrigate lawns during the conversion and thereby utilize the water that the District would otherwise be flushing. Mr. Alanis noted residents may notice unusual tastes and smells in tap water during this time.

Mr. Alanis went on to report that the District's water quality report is in progress. It will be completed soon and posted to the District's website thereafter.

On behalf of the Roads Committee, Director Sabatino noted the City of Round Rock has completed chipping-and-sealing roadways in the Oakbrook neighborhood.

Mr. Evans reviewed a draft order amending the District's park rules. Mr. Evans noted the order would prohibit park users from bringing pets into playground areas in the District's parks and other places where small children congregate. The order would also require pets to be on physical leashes and declare "electronic" leashes to be inadequate for purposes of complying with the park rules. The order would amend the District's authority to implement higher civil penalties for violations of the District's park rules. Mr. Evans explained that the civil penalties are established and limited under Section 49.004, Texas Water Code. Director Sabatino moved to adopt the Order, subject to certain identified typographical revisions; Director Stempko seconded; the motion carried unanimously.

On behalf of the Budget Committee, Director Sabatino noted the committee will soon circulate a draft budget to the Board for the District's fiscal year ending September 30, 2026.

Finally, the Board scheduled their next meeting for June 24, 2025, at 6:00 p.m.

There being no further business, the Board adjourned.

_____

Jessica Stempko
Secretary, Board of Directors