

MINUTES OF MEETING OF THE BOARD OF DIRECTORS
OF WILLIAMSON-TRAVIS COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 1

25 August 2025

STATE OF TEXAS §
§
COUNTIES OF WILLIAMSON AND TRAVIS§

The Board of Directors (the "Board") of Williamson-Travis Counties Municipal Utility District No. 1 (the "District"), of Williamson and Travis Counties, Texas, met in special session, open to the public at 5:00 p.m. on the 25th day of August 2025, at The Park at Lakeline Oaks located at 1000 Old Mill Road, Cedar Park, Texas 78613, an official meeting place within the boundaries of the District, pursuant to notice duly given in accordance with the law, and the roll was called of the duly constituted officers and members of the Board, to wit:

Beth Jones	President
Hanoi Avila	Vice President/Treasurer
Christopher Rocco	Secretary
David Flores	Assistant Secretary
Carrol Norrell	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present in person were Linda Fabre, Tina Flores, Tom Morrow, and David Dalrymple, residents of the District; E. Maldonado of USDFPS, law enforcement services for the District; Stephanie Reese, Darald Berger of Inframark, LLC ("Inframark"), the District's Operator; Grant Cabler and Jacob Valentien of Westwood Professional Services, Inc. ("Westwood"), the District's Engineer; and Cole Konopka of Coats Rose, P.C. ("Coats Rose"), the District's Attorney. Attending the meeting by teleconference were Kymberlie Smith and Lisa Rickert of Artesian Financial Services, LLC and Corey Howell of The GMS Group, LLC ("GMS").

Agenda Item No. 1: Roll call for Board of Directors.

Agenda Item No. 2: Pledge of Allegiance and moment of silence.

Agenda Item No. 3: Comments and questions from District residents.

- Mr. Morrow discussed his concern regarding the District's meeting rules regarding and compliance with laws. Mr. Morrow suggested solutions for contractor bids, specifically allowing more time to receive requests for proposals, consultants' and contractors' bids, and he requested that consultants submit new contracts every five years. Mr. Morrow then suggested that the District engage procurement consultants to reach more qualified vendors. He called for a "rule cleanup" to foster stronger support and acceptance of the District rules.

- Ms. Flores discussed concerns regarding the District's communication to its taxpayers, including the flyers that were sent regarding deed violations, and invited the public to view more information on a non-District website.
- Ms. Fabre then addressed the Board regarding communication between the Board and residents, claiming that the District has been engaged in withholding public information, and directed members of the public to view more information via the non-District website.
- Director Avila updated the public regarding the lawsuit filed by the District against Ms. Fabre, Ms. Teale, Ms. Flores and Director Flores, and stated that a hearing is scheduled at 9:00 a.m. on September 17, 2025, and invited the public to attend the hearing at the 480th Judicial Court in Williamson County. He emphasized that the District is suing certain parties, and that, in his opinion, the District had provided the requested information and provided for public comment.
- Director Flores stated that the Board did not make a motion to include him in the lawsuit, and he requested evidence of same. Director Flores then discussed what he believed to be likely reasons for Board and consultant turn-over.

Agenda Item No. 4: Minutes of June 25, 2025, and July 16, 2025, and Bookkeeper's Report.

- The Board then reviewed the items reflected on the Consent Agenda and the Board considered approving: (1) the minutes of the meeting of the 23 June 2025 and 16 July 2025 meetings; and (2) the Bookkeeper's Report.

Motion: **Approve the consent items, including the June 25, 2025 and July 16, 2025 minutes and the Bookkeeper's Report**

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Director Norrell
 Director Rocco
 Director Jones
 Director Avila

Noes: Director Flores

Agenda Item No 5: Tax Matters

- Mr. Konopka then stated that Mr. Howell with GMS was on the line to discuss a tax rate recommendation. Mr. Konopka then directed the Board's attention to Mr. Howell's letter to the Board with his tax rate recommendation as well as the two spreadsheets showing breakdowns on his calculations. Mr. Howell then stated that he had reviewed the 2025 certified values from both counties and recommended that the District adopt a not to exceed total tax rate of \$0.2734. He further stated that setting the tax rate is a three-step

process. Mr. Howell stated that at tonight's meeting the Board would declare itself a Developed District, then will decide what tax rate to publish and lastly call a public meeting to be held at the next regularly scheduled Board meeting to levy the tax rate. Mr. Howell stated that the 2025 average homestead value had increase by 3.4% and that the District's 2025 approximate certified taxable value was \$940,000,000, an approximate \$40,000,000 increase from the 2024 certified taxable value. Mr. Howell stated that the average homeowner's tax bill would increase by \$42.00 based on the recommended tax rate. Mr. Konopka then recommended that the Board pass a resolution that the District is a Developed District for the year 2025. The Board confirmed that the public hearing for levying the 2025 tax rate would be on September 17, 2025 at 5:30 p.m. at 1000 Old Mill Road, Cedar Park, Texas 78613.

Motion: **Authorize the publication of the tax rate of \$0.2734 for 2025, set the public hearing for September 17, 2025 at 5:30 p.m. at the Board's next regular meeting, and adopt a resolution declaring the District a Developed District.**

Motion by: Director Flores
Second by: Director Rocco

Ayes: Director Norrell
Director Rocco
Director Jones
Director Avila
Director Flores

Agenda Item No 6: Engineer's Report, including:

- (a)** discuss status of Sanitary Sewer Cleaning and Televising Project;
- (b)** discuss status of Lead and Copper Rule Revision Project;
- (c)** discuss proposal for the Dagama and Sun Chase Park Lift Station Rehabilitations Project;
- (d)** update on sidewalk resolution and El Salido sidewalk repair;
- (e)** Infrastructure Committee report; and
- (f)** update on other matters, as needed.

- Mr. Valentien next updated the Board on the status of the Sanitary Sewer Cleaning and Televising Project. He stated all the field work was complete and that Westwood was reviewing the videos.
- Mr. Valentien then updated the Board regarding the Lead and Copper Rule Revision Project. Mr. Valentien reviewed next steps for inspecting the District's water lines pursuant to the Environmental Protection Agency's Lead and Copper Rule Revisions. Mr. Valentien reminded the Board that lead service lines would be required to be replaced within ten years. He stated that this agenda item will continue to be discussed at the Infrastructure Committee meetings and that Westwood would continue to update the Board regarding the matter. Mr. Valentien stated that the Board will need to budget for service line identification in the 2026 and 2027 fiscal years.

- Mr. Valentien then discussed the status of the Dagama and Sun Chase Park Lift Station Rehabilitations project and stated that Westwood is designing the projects.
- Mr. Valentien updated the Board regarding sidewalk repairs and the related resolution clarifying the District's handling and responsibilities for sidewalks within the District. He stated that the Infrastructure Committee requested that the resolution be brought forward to the Board for further discussion. Mr. Valentien discussed Williamson and Travis County's sidewalk repair policies. The Board discussed the resolution and discussion ensued among the Board regarding evaluating the sidewalks and individual residents' ownership of their sidewalks on their property.
- Mr. Valentien updated the Board regarding the Infrastructure Committee's meeting held on August 5, 2025. Mr. Valentien reviewed Westwood's action items from that meeting.
- Mr. Valentein then reviewed a Memorandum regarding possible damage of a CMU wall near a District resident's home. Mr. Valentien stated that Westwood would continue to monitor the CMU wall quarterly.
- **Motion: Approve Resolution Establishing District's Sidewalk Policy**

Motion by: Director Rocco
Second by: Director Jones

Ayes: Director Norrell
Director Rocco
Director Jones
Director Avila

Noes: Director Flores

Agenda Item No 7: New Business, including:

(a) Discuss fire protection services agreement

- Director Flores discussed a fire protection services resolution wherein the District would phase out charging the fire protection fee to customers over a three year period and the District would then assume full responsibility for paying the fire protection fees on behalf of its customers.
- **Motion: Approve Fire Fee Resolution**

Motion by: Director Flores
Second by: None

At this time, Director Flores exited the meeting and returned a few minutes later and was seated in the audience.

Agenda Item No 8: General Manager/Operator's Report, including:

- (a) report on operation of the District's facilities;
- (b) review and discuss Inframark's contract;
- (c) discuss and authorize any repairs, maintenance items, or other work deemed necessary;

- Next, Mr. Berger summarized the General Manager/Operator's Report. He reported that a street light survey was performed in July 2025 and that four outages were reported to Pedernales Electric Cooperative, Inc. for repair. He stated that Inframark obtained the accident report from the Williamson County Sheriff's department for one light pole that was damaged by a driver, and Inframark is filing a claim against the auto insurance listed in the report. Mr. Berger then reported on the District's operations.
- Mr. Berger stated that Precision Meter came to test 1½" and 2" meters, however, the meters were housed in residential type meter boxes, and Precision Meter was not able to use their equipment to access the large meters. Mr. Berger stated that Precision Meter would not charge the District for the visit. Mr. Berger stated that if the Board decided to have the large meters checked, then Precision Meter could not field test the meters. There was no further discussion regarding the matter. At this time, Director Flores rejoined the Board at the front of the meeting.
- Mr. Berger requested Board approval of a quote from LandCare to replace one malfunctioning irrigation valve in the amount of \$745.69. He also stated that Inframark received a quote to water sod on El Salido in the amount of \$292.97 per visit.
- Mr. Berger then discussed a Meter Upgrade Project to purchase and install approximately 350 smart meters and end points for District in the amount of \$233,154.81. This would be approximately one-fourth (1/4) of the meters required by the District. Mr. Valentein stated that the District budgeted \$100,000.00 in the operating budget annually to upgrade the meters. The Board agreed to discuss the matter further at the Information Management Committee meeting.
- Mr. Berger then reviewed a quote from Playgrounds Etc. to replace and repair playground equipment at Anderson Mill Park in the amount of \$105,895.02. The Board discussed the priority of park equipment repairs or replacements, including pour-in-place under park equipment, the removal of one swing, and a replacement of the swing with an inclusive swing. The Board discussed budget-related options for the aforementioned items. No decision was made.
- **Motion:** **Approve irrigation valve in the amount of \$745.69**

Motion by: Director Flores
Second by: Director Norrell

Ayes: Director Norrell
Director Rocco
Director Jones

**Director Avila
Director Flores**

Agenda Item No 9: Committee Assignments and Reports, including:

- (a) Parks Committee, including discuss needed repairs;
- (b) Infrastructure Committee, including discussion and approval of Capital Improvement Plan and the purchase and installation of water meters;
- (c) Information Management Committee, including exploring alternative website providers;
- (d) Budget Committee, including discussion regarding water rates and revenue;
- (e) Deed Restriction Committee, Waste Management Committee, Open Records Committee, and Security Committee; take action as needed:

- Director Jones had no updates regarding the Information Management Committee. Mr. Konopka stated that a website clean-up matter will be on the agenda for the next Board meeting.
- Director Rocco had no further updates for the Board regarding the Budget Committee.
- Director Jones stated that letters from the Deed Restriction Committee should be ready soon.
- Director Flores had no updates regarding waste management.
- Mr. Konopka discussed fees for record requests. He stated that Coats Rose billed approximately \$700.00 to the District for Public Information Requests.
- There were no updates regarding the Security Committee.
- Mr. Konopka stated that he will work with the District's Tax Assessor/Collector and Financial Advisor to publish the Notice of Public Hearing for the District's 2025 tax rate at the September 17, 2025, meeting. He requested that the Directors notify him as soon as possible if they could not attend the meeting.
- The Board did not convene in Executive Session.
- There were no further items for future agendas.

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

(SEAL)



Secretary, Board of Directors

