

AGENDA

TO: THE BOARD OF DIRECTORS OF CALDWELL COUNTY MUNICIPAL UTILITY DISTRICT NO. 2, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Caldwell County Municipal Utility District No. 2 will hold a special meeting on November 18, 2025, at 12:00 p.m., outside the boundaries of the District, at the offices of McLean & Howard, LLP at 4301 Bull Creek Road, Suite 150, Austin, Texas 78731. The meeting will be held for the following purposes:

Public Comment:

Public comment will be allowed during the Public Comment agenda item.

Meeting Packet:

A copy of the meeting packet is available at the following website: <https://txdistrictinfo.org>

Meeting Topics:

The meeting will be held for the following purposes:

1. Receive Public Comment.
2. Approve meeting minutes from prior meeting(s) of the Board of Directors.
3. Discussion and possible action regarding District Drainage and Wastewater Facilities Operation and Maintenance:
 - a. Receive Operations Report.
 - b. Approve expenditures for maintenance, repairs and operation of District wastewater and drainage facilities and lands.
4. Discussion and possible action relating to grease mitigation in wastewater treatment facilities.
5. Discussion and possible action relating to approval of amendment to Rate Order to revise rates, fees and charges for retail wastewater services.
6. Consider and take action relating to construction of public infrastructure improvements by Ranch Road Hartland, LLC within or serving that portion of the District being developed as Hartland Ranch:
 - a. Approve award of contracts by the developer for construction of public infrastructure improvements;
 - b. Approve Construction Pay Estimates;
 - c. Approve Construction Change Orders;
 - d. Approve Construction Completion and Acceptance of Public Infrastructure Facilities; and
 - e. Authorize such other action as may be necessary or convenient to facilitate the construction and completion of public infrastructure improvements.
7. Consider and take action regarding construction of public infrastructure improvements by the District serving that portion of the District being developed as Juniper Springs:

- a. Authorize Invitation for Bids from contractors for construction of public infrastructure improvements;
 - b. Approve award of contract for construction of public infrastructure improvements;
 - c. Authorize Issuance of Notice to Proceed;
 - d. Approve Construction Pay Estimates;
 - e. Approve Construction Change Orders;
 - f. Approve Construction Completion and Acceptance of Public Infrastructure Facilities; and
 - g. Authorize such other action as may be necessary or convenient to facilitate the construction and completion of public infrastructure improvements.
8. Consider and take action relating to provision of wastewater services and operation matters for Juniper Springs:
- a. Discussion and possible action regarding engagement of operator to provide contract wastewater operation and maintenance services;
 - b. Discussion and possible action regarding wastewater billing services for Juniper Springs; and
 - c. Approve other action related to the provision of retail wastewater services by the District within Juniper Springs.
9. Receive report from representative(s) of Ranch Road Hartland, LLC regarding development of that portion of the District to be developed as “Hartland Ranch”.
10. Receive report from representative(s) of Phau-Lockhart 450, LLC regarding development of that portion of the District to be developed as “Juniper Springs”.
11. Consider and take action regarding approval of Bookkeeper Report and Payment of Bills and Invoices.



Anthony S. Corbett

Attorney for the District

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session.

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-328-2008 for further information.