

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

Tuesday, April 8, 2025

The State of Texas

County of Travis

The Board of Directors of Travis County Municipal Utility District No. 22 (the "District") held a meeting, open to the public, at 12:30p.m. outside the boundaries of the District at the offices of LJA Engineering, Inc., located at 7500 Rialto Boulevard Building II, Suite 100, Austin, Texas 78735, on Tuesday, April 8, 2025, and the roll was called of the directors of the Board.

The following Board members were present, thus constituting a quorum:

Name	Position	Attendance
Nate Gilbert	President	Present
Brandon Epps	Vice President	Present
Homero Garcia	Secretary/Treasurer	Present
Vacant	Director	
Vacant	Director	

Also present at the meeting were:

John Carlton from The Carlton Law Firm PLLC, Dan Ryan from LJA Engineering, Inc.; Nur Labardini from Municipal Accounts & Consulting, L.P.; Nachele Vail and Jack Meredith from Masonwood HP, Ltd.; Tony Corbett from McLean & Howard, LLP; Mike Morin from Crossroads Utility Services; and John Barganski and Austin Ficken from Masterson Advisors, LLC.

Item #1. Call meeting to order and establish quorum. Director Gilbert called the meeting to order at 12:37 p.m., and the Board considered the agenda items in the order described below.

Item #2. Public Comments. *Individuals may address the Board on matters related to the District. In accordance with the Texas Attorney General's opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the Board of Directors. No formal action, discussion, deliberation, nor comment will be made by the Board of Directors.* None.

Item #3. Consider and act on resignation by Directors George Huntington and Travis Brewer and the resulting vacancies on the board. Mr. Carlton presented the resignation letters for George Huntington and Travis Brewer and advised the Board of the resulting vacancies and how to address those vacancies.

Item #4. Discuss and consider appointment of directors to fill vacancies on the board. None.

Item #5. Consider and act on election of officers. Director Gilbert motioned for Director Garcia to act as Secretary/Treasurer until director vacancies are filled. Director Epps seconded the motion, and the motion passed 3-0.

Item #6. Consider and act on the minutes from the Board of Directors March 4, 2025, meeting. Director Epps moved to approve the minutes as presented. Director Garica seconded the motion, and the motion passed 3-0.

Item #7. Consider and act on Engineering, Construction and Development matters, including:

- a. Report from District Engineer regarding pending engineering, construction and development activities;**
- b. Award of contracts for construction, pay estimates and change orders for public infrastructure improvements serving the District; and**
- c. Acceptance of completed public infrastructure improvements for ownership, operation and/or maintenance**

Mr. Ryan presented the Engineering Report. He explained that no action is needed for items from the report. He is still working with Crossroads for the trash chute at the wastewater plant as mentioned in the last meeting. For wastewater flows everything is still tracking at 160 gallons per customer per day.

Item #9. Consider and act regarding Wastewater Treatment and Disposal Capacity and related Retail Wastewater Service matters, including:

- a. Amendment of Permit No. WQ0015201001 for the disposal of treated wastewater effluent to relocate drip fields, and authorizing LJA Engineering to prepare and file application for amendment of Permit at Texas Commission on Environmental Quality to relocate drip fields; and**
- b. Receive report from District Engineer regarding capacity used by existing customers.**

Mr. Ryan reported on the permit amendments. He stated that he did receive and publish the Notice of Intent, which puts the application in the technical review phase. He advised that the next step is Notice of Preliminary Decision, which typically takes between 90-120 days.

Item #13. Consider and act on Lake Travis ISD request for out of District services. Mr. Ryan explained that he conducted an evaluation and found that they do have the capacity to serve the school site; however, there is a timing issue for capacity for treatment depending on the pace of development. Director Epps asked whether additional construction would be required. Mr. Ryan stated it would require a lift station and grinder pump for school site. Mr. Meredith confirmed no available capacity at this time because of drip fields and wastewater treatment plant expansion timing. Mr. Ryan corrected that there is no capacity today, but there may be in the future.

Item #12. Consider and act on Smiths-Haven request for annexation of property into the District. Mr. Ryan had no new updates on the Smiths-Haven request at this time.

Item #8. Consider and act on contract for District Engineering Services. Mr. Ryan announced that LJA Engineering is resigning as District Engineer, and explained that this is a natural progression for the District. Mr. Ryan explained that Jerney Hung is working on bonds for the District and will assist with the transition of onboarding a new District Engineering Service when appropriate. Mr. Carlton advised the District work with Masonwood to obtain proposals for engineering services.

Item #10. Consider and act on District Management, Drainage and Wastewater Operations Services, including:

- a. Report from District Operator regarding wastewater, stormwater management and operations services, administration, and customer billing and collection services;**
- b. Report from District Operator regarding maintenance and repair of District retention pond facilities; and**
- c. Expenditures for maintenance and operation of District facilities and lands.**

Mr. Morin presented the District Operator's report. Mr. Morin reported that the connection account is at 564, and that plant flow is back to normal after the freeze issues discussed last month. He also advised that the blower was repaired, instead of purchasing a new one. Lastly, he reported that there were no updates on the trash chute. Mr. Morin reported that the outstanding bills for service had been paid, and that no action is necessary for the Board. He also advised that WTCPUA is on one-day per week irrigation restriction, and that if lake levels fall to 600 feet then the watering restrictions would change. The District is a "firm yield" customer, meaning it is required that the District receives water, and will be among the last to be cut off. Director Garica asked if Provence has the ability to use the well on site for irrigation. Mr. Meredith stated Masonwood will investigate that option.

Item #11. Consider and act on the financial report from District's Bookkeeper, including:

- a. Monthly financial reports;**
- b. Payment of bills and invoices; and**
- c. Approve quarterly investment report for 1st quarter.**

Ms. Labardini presented the monthly financial report, bills and invoices for payment, and 1st quarter investment report. Director Garcia moved to approve payment of bills and invoices, financial reports, and 1st quarter investment report. Director Gilbert seconded the motion, and the motion passed 3-0.

Item #14. Consider and act on Property and Maintenance Agreement between District and HOA. Ms. Vail presented the report regarding this project. Director Gilbert asked how much of HOA funds goes towards landscaping. Ms. Vail explained that she will have to pull the HOA

budget to get the exact breakdown. Mr. Carlton advised that it is normal for the District to jointly provide functional maintenance and that the HOA will typically want more frequent maintenance. Mr. Morin asked to review the agreement.

Item #15. Consider and act on continuing disclosure service agreement from Masterson Advisors. Mr. Carlton advised that the Board needed to ratify this agreement. Director Garcia moved to approve the agreement. Director Epps seconded the motion, and the motion passed 3-0.

Item #16. Consider and act on report from Masonwood HP, Ltd. regarding development activities in the District. Ms. Vail presented the report and stated that the developer is currently working on construction permits with the county. Director Gilbert asked about a timeline for Phase 2. Mr. Meredith stated that the plan is to begin construction in late July and that they need to discuss construction plans and the need for access to both sides of the bridge, and construction traffic within the District. Director Garcia said that he would like to see regular street cleaning. Director Gilbert suggested work on routing of vehicles. Ms. Vail advised that they will work on a plan for routing, cleaning, and speeding.

Item #17. Consider and act on Resolution Approving Amendment to Financing Agreements and Authorizing Execution Thereof providing for the amendment of the contracts previously executed by the District and Masonwood HP, Ltd. relating to the funding and construction of infrastructure improvements and reimbursement of costs relating thereto. Mr. Corbett presented the Resolution Approving Amendment to Financing Agreements and Authorizing Execution Thereof. He explained that the amendments were to ensure that contracts are revised to comply with the law. Director Gilbert moved to approve the Resolution. Director Epps seconded the motion, and the motion passed 3-0.

Item #18. Consider and act on Utility and Parks Construction and Reimbursement Agreement, and the Road Improvements Construction and Reimbursement Agreement, previously executed by the District relating to the funding and construction of infrastructure improvements and reimbursement of costs related thereto (the “Financing Agreement”) including:

- i. Adopting Resolution Consenting to the Assignment of the Financing Agreements by JPH Capital, Ltd. to Masonwood HP II, Ltd.; and**
- ii. Adopting a Resolution Approving Amendment to Financing Agreements and Authorizing Execution Thereof.**

Mr. Corbett presented the Resolutions regarding the assignment and amendment. Director Epps moved to approve the Resolution Consenting to the Assignment of the Financing Agreements. Director Gilbert seconded the motion, and the motion passed 3-0. Director Garcia moved to approve the Resolution Approving Amendment to Financing Agreements and Authorizing Execution Thereof. Director Gilbert seconded the motion, and the motion passed 3-0.

Item #19. Consider and act on conveyance of real property interests for public infrastructure improvements. Tabled for next month’s meeting.

Item #20. Consider and act on easements for Hamilton Pool Road Water Transmission Line Improvements Project, including acquisition of easements necessary to complete construction of the line.

- a. Tax ID 810803 & 810804 – Kelly R. and Douglas E. Warriner**
- b. Tax ID 119194 & 951802 – Sheel Seidler and Estate of Peter Seidler**
- c. Tax ID 907522 – Signal Hill HOA**
- d. Tax ID 772113 – Penridge Eleanor Gorman**
- e. Tax ID 936012 – The Close, LLC**
- f. Tax ID 119345 – Michael Peyton McDonald**
- g. Tax ID 772112 – Francisco and Frank Bahena**

Mr. Carlton updated the status of the easements and informed the Board that his firm is still working to complete these acquisitions. Mr. Meredith advised that three easements were sent to the PUA for review.

Item #21. Consider and act on the Consent to Assignment for the Lease Agreement related to Effluent Disposal Lands; Mr. Carlton explained that this consent was not approved last month but needed to be approved. Director Epps moved to approve the Consent to Assignment for the Lease Agreement. Director Garcia seconded the motion, and the motion was passed 3-0.

Item #22. Consider and act on the potential sale and issuance of \$23,850,000 Travis County Municipal Utility District No. 22 Unlimited Tax Bonds, Series 2025 (the “Bonds”):

- a. Receive report from Financial Advisor regarding Underwriter Bids for Purchase of Bonds;** Mr. Barganski presented report for the District bonds. There were three firms that submitted bids. Robert W. Baird, low bid of 4.754409%, which was 50 basis points lower than projected. Mr. Barganski stated that the District’s bonds were rated as Baa3.
- b. Award the Sale of the Bonds;** Mr. Barganski recommended accepting the Robert W. Baird low bid. Mr. Meredith asked if the new valuation would have resulted in a higher rating. Mr. Barganski stated that he was not sure it would have. Director Garcia moved to accept Robert W. Baird bid. Director Epps seconded the motion, and the motion passed 3-0.
- c. Adopt Order Authorizing the Issuance of \$23,850,000 Travis County Municipal Utility District No.22 Unlimited Tax Bonds, Series 2025; Prescribing the Terms and Provisions Thereof; Making Provision for the Payment of the Interest Thereon and the Principal Thereof, Levying and Pledging the Proceeds of a Tax Authorizing the Sale of the Bonds; Authorizing a Paying Agent/Registrar Agreement; and Containing Other Provisions Relating to the Subject;**
- d. Approve Payment of Attorney General filing fee;**
- e. Approve engagement of McCall Gibson Swedlund Barfoot Ellis PLLC for preparation of an agreed upon procedures report for disbursement of proceedings of the Bonds; and**

- f. Authorize the District's Officers and Directors, Financial Advisor, General Counsel and Bond Counsel to take all actions necessary appropriate or convenient in connection with the sale and issuance of the Bonds, including, without limitation, executing appropriate documents in connection therewith.**

Mr. Carlton reviewed the items listed. Mr. Corbett explained the need for the Order and the other authorizing measures. Mr. Corbett advised that the Board must have a quorum present to approve the AUP report from McCall Gibson Swedlund Barefoot Ellis PLLC before the bonds are sold. Director Garcia moved to approve the Order Authorizing the Issuance of \$23,850,000 Tax Bonds. Director Gilbert seconded the motion, and the motion passed 3-0. Director Epps moved to approve payment of Attorney General Filing fees to approve the engagement of McCall Gibson for the AUP report, and authorizing District's officers, directors, financial advisor, general counsel, and bond counsel to take all necessary actions. Director Gilbert seconded the motion, and the motion passed 3-0.

Item #23. Consider and act on legal matters including:

- a. Cause No. D-1-GN-21-001519; Masonwood HP, Ltd. v. JPH Capital, Ltd., John Hatchett and Sandra Hatchett; in the 201st Judicial District Court, Travis County, Texas.*

Mr. Meredith advised that the closing occurred on the purchase of the JPH property by Masonwood and that the litigation has ended. Director Garcia asked about the property owned by Masonwood at the entrance to the District. Mr. Meredith stated that Masonwood owns the property and that the home and shed to each side of the entryway will be removed.

Item #24. Consider and act on schedule for future board meetings.

The next meeting will be on May 13, 2025, at 12:30p.m. at The Carlton Law Firm offices.

The meeting recessed at 1:40pm. The meeting resumed at 2:04pm and the Board convened in executive session to discuss director appointments under item #4 as allows pursuant to section 552.074 of the Texas Government Code. The Board reconvened in open session at 2:32p.m. No action was taken and the meeting was adjourned at 2:33pm.


Homero Garcia, Secretary