

CLL MUNICIPAL UTILITY DISTRICT NO. 1
Minutes of February 5, 2025 Special Meeting

A special meeting of the Board of Directors of CLL Municipal Utility District No. 1, open to the public, was held outside the boundaries of the District at 4:00 p.m. on February 5, 2025, at the offices of WBW Development, LLC, 109 W. 2nd Street, Suite 201, Georgetown, TX 78626, for the following purposes:

The roll was called of the members of the Board of Directors, to-wit:

Ken Ray
David Marshall
Dan Corbin
Larry Linder
Mark Ramseur

All said Directors were present, thus constituting a quorum of the Board of Directors. All directors present voted on all matters that came before the Board. Others in attendance included Richard Hamala and Jonathan Cochran, representing Tiemann, Shahady & Hamala, P.C.; Paul Shepherd, representing WBW Development; Ashlee Martin, representing McCall Gibson Swedlund Barfoot Ellis PLLC; Allen Douthitt, representing Bott and Douthitt PLLC; Lauren Smith, representing Public Finance Group LLC; Dennis Hendrix, representing Crossroads Utility Services, LLC; and Keith Collins and Scott Brooks, representing Jones-Heroy & Associates.

1. Review and approve minutes of the previous Board meeting.

Director Ramseur made a motion to approve the minutes of the previous Board meeting; the motion was seconded by Director Linder, and unanimously carried by the Board.

2. Receive public comments; receive Director comments for future agenda items.

None.

3. Consider and take action regarding District meeting places.

No action.

4. Consider and take action as necessary to review and approve the audit for the fiscal year ended September 30, 2024.

Ms. Martin addressed the Board and discussed and reviewed the audit report for the fiscal year ended September 30, 2024. McCall Gibson Swedlund Barfoot Ellis is offering a “clean” opinion, which Ms. Martin said is the best result it can offer. Ms. Martin went through the report and discussed financials, including the general fund and fund balance; the debt service fund; net position; revenues; outstanding debt; deposits and investments; surplus funds; budget versus actual; and total property valuation. Director Corbin made a motion to approve the audit for the fiscal year

ended September 30, 2024; the motion was seconded by Director Linder, and unanimously carried by the Board.

5. Consider and take action as necessary to implement recommendations by the auditors for the District.

No action.

6. Operator's report.
7. Consider and take action regarding facility operation and maintenance, utility service, billing, and collections.

Mr. Hendrix addressed the Board. We have 410 active connections, 363 of which are occupied single family connections. In January, the District brought in \$36,744.50 for sewer, stormwater, state assessment, deposits, and miscellaneous. There are no issues to report.

8. Engineer's report.
9. Consider and take action to approve notices of award, pay applications, and construction documents as recommended by the District's Engineer.

Regarding Bond Issue No. 2, the District authorized the preparation of an application to TCEQ for Bond Issue No. 2 at the July 3, 2024 board meeting. On January 27, 2025, we submitted Bond Application No. 2 in the amount of \$1,905,000 to TCEQ for expedited review. Regarding Schwertner Ranch Phase 4, the District approved Pay Application No. 1 at the February 7, 2024 board meeting. On October 2, 2024, we issued on behalf of the District a letter of District acceptance, after receiving all necessary closeout documentation. We have received Pay Application No. 2, in the amount of \$278,710.33, and recommend approval. Director Ramseur made a motion to approve Pay Application No. 2 in the amount of \$278,710.33; the motion was seconded by Director Corbin, and unanimously carried by the Board. Regarding Schwertner Ranch Phase 5, the District approved the award of the project to WBW Construction at its August 23, 2023 board meeting. The project is under construction. We have received Pay Application No. 1 in the amount of \$3,981,759.17, but have not received the required documentation for approval. Once the required documentation is provided, recommendation of approval will be made.

10. Financial Advisor's report.
11. Receive report regarding 2024 MSRB Rules G10/G42 Disclosure Letter.
12. Consider the District's Unlimited Tax Bonds, Series 2025, including:
 - a. Take action regarding a resolution requesting appraisal of property and certificate of estimated appraised value from the Williamson Central Appraisal District;
 - b. Take action to authorize the Financial Advisor to apply for municipal bond rating(s) and municipal bond insurance on the bonds.

Ms. Smith addressed the Board and discussed the 2024 MSRB Rules G10/G42 Disclosure Letter. Regarding the bonds, we are asking the Board to approve a resolution requesting appraisal of property and certificate of estimated appraised value from the Williamson Central Appraisal District, so that we can have the most up-to-date valuation. We are also asking the Board to authorize the Financial Advisor to apply for municipal bond rating(s) and municipal bond

insurance on the bonds. At the April Board meeting, we will ask the Board to approve a resolution approving the preliminary official statement; to authorize the distribution of the preliminary official statement and publication of a notice of sale of bonds; and to hire an auditor for a reimbursement audit. Director Ramseur made a motion to approve a resolution requesting appraisal of property and certificate of estimated appraised value from the Williamson Central Appraisal District and to authorize the Financial Advisor to apply for municipal bond rating(s) and municipal bond insurance on the bonds; the motion was seconded by Director Marshall, and unanimously carried by the Board.

13. Receive a report from the District's Bookkeeper and consider and act on approval of bills and invoices, director per diems, ratification of payments, and funding of Manager's account.

Mr. Douthitt addressed the Board and discussed the bills and invoices. Director Linder made a motion to approve payment of bills and invoices, director per diems, ratification of payments, and funding of Manager's account; the motion was seconded by Director Ramseur, and unanimously carried by the Board.

14. Consider and take action regarding annual review of the District's investment policy.

The Board conducted the annual review of the District's investment policy, and it was determined that the policy does not need any updates. No action.

15. Consider and take action regarding annexing land into the District, receiving petitions for annexation of land, and approving one or more orders annexing land into the District.
16. Consider and take action to approve and authorize filing amended district information forms regarding land annexed into the District
17. Consider and take action regarding a resolution ratifying and approving wastewater service for land annexed into the District and requesting and authorizing additional wastewater capacity from the City of Jarrell.

Mr. Hamala addressed the Board and reviewed the petitions for annexation of land and 3 corresponding orders adding land. The petitions were made by WBW Single Land Investment, LLC – Series 149, requesting 108.657 acres of land be annexed into the District; WBW Single Land Investment, LLC – Series 129, requesting 48.605 acres of land be annexed into the District; and WBW Single Land Investment, LLC – Series 148, requesting 0.59 acres of land be annexed into the District. We have also put together a resolution authorizing an amendment of the wastewater system capacity reservation agreement with the City of Jarrell. The District receives wholesale wastewater service from the City pursuant to the wholesale wastewater agreement in place. Due to the annexation of the land into the District, the wholesale wastewater agreement does not currently provide sufficient capacity to serve the annexed lands. Therefore, we are seeking to amend the wholesale wastewater agreement to obtain additional wastewater service capacity sufficient to serve the annexed lands. Director Corbin made a motion to receive petitions as presented for annexation of land and three corresponding orders adding land; to approve and authorize filing amended district information forms regarding land annexed into the District; and to approve a resolution ratifying and approving wastewater service for land annexed into the District and requesting and authorizing

additional wastewater capacity from the City of Jarrell; the motion was seconded by Director Marshall, and unanimously carried by the Board.

18. Consider and take action regarding utility and road construction and reimbursement agreements for land annexed into the District.

Director Corbin made a motion to approve utility and road construction and reimbursement agreements for land annexed into the District; the motion was seconded by Director Ramseur, and unanimously carried by the Board.

19. Consider and take action regarding engaging a law firm to serve as associate general counsel for the Authority.

Director Ramseur made a motion to engage The Law Office of J.R. Cochran as associate general counsel for the District, as presented in the engagement letter; the motion was seconded by Director Linder, and unanimously carried by the Board.

20. Review, discuss, and act on general District business, and such other matters as may come before the Board.

No action.

21. Consider future meeting date and adjournment.

The next meeting will be on April 2, 2025.

APPROVED April 2, 2025



