

CLL MUNICIPAL UTILITY DISTRICT NO. 1

Minutes of August 6, 2025 Special Meeting

A regular 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 August 6, 2025, at the offices of WBW Development, LLC, 109 W. 2nd Street, Suite 201, Georgetown, TX 78626. 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, representing Tiemann, Shahady & Hamala, P.C.; Travis Parks and Paul Shepherd, representing WBW Development; Allen Douthitt, representing Bott and Douthitt PLLC; Lauren Smith, representing Public Finance Group LLC; Scott Brooks, representing Jones Heroy & Associates, Inc.; Ashlee Martin, representing McCall Gibson Swedlund Barfoot Ellis PLLC; Dennis Hendrix, representing Crossroads Utility Services LLC; and Jonathan Cochran, representing The Law Office of J.R. Cochran. The meeting was held for the following purposes:

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 a preliminary budget for fiscal year 2025-2026.

Mr. Douthitt addressed the Board and discussed a preliminary budget for fiscal year 2025-2026. The budget is based on the same tax rate that was adopted for 2024: \$0.8220. The tax rate is composed of two components, the debt service and operations and maintenance. We are proposing that \$0.5280 of the \$0.8220 go towards debt service and the remaining \$0.2940 go towards operations and maintenance. There is not a lot of repair and maintenance in here. We may want to bump up the repair and maintenance in the budget. No action was taken. The Board will take action to adopt the budget for the fiscal year beginning October 1, 2025.

7. Operator's report.

Mr. Hendrix addressed the Board. We now have 377 occupied single family sewer connections; 417 total connections, and an estimated population of 1,131. In the month of July, total billing to residents was \$38,457.95. There are no issues to report.

8. Consider and take action regarding facility operation and maintenance, utility service, billing, and collections.

No action.

9. Engineer's report.

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

Mr. Brooks addressed 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 District approved Pay Application Nos. 4 and 5 at the June 4, 2025 board meeting. On June 12, 2025, we attended a final walkthrough of the project. On June 23, 2025, we issued a punch list and on June 30, 2025, the contractor completed our punch list items. We are working with the design engineer for final close-out documents.

We have received Pay Application No. 6 in the amount of \$764,849.52. We have not received all the necessary closeout documents to recommend approval; therefore, we recommend approval of Pay Application No. 6, contingent upon receipt of all necessary closeout documents. Director Ramseur made a motion to approve Pay Application No. 6 in the amount of \$764,849.52, contingent upon receipt of all necessary closeout documents; the motion was seconded by Director Corbin, and unanimously carried by the Board.

Regarding Donahoe Brooks, on March 27, 2025, we issued plan review comments and on May 13, 2025, we received a response to our comments with all comments being cleared. The Developer is currently working with JSWSC on an agreement for water and with the City of Jarrell for sewer. We will approve the plans on behalf of the District once all agreements for water and sewer services are obtained. Regarding Kendall Crossing, this project is currently in the design phase. The Developer is currently working with JSWSC on an agreement for water and with the City of Jarrell for sewer.

11. Consider and take action regarding a request for additional wastewater system capacity from the City of Jarrell, Texas.

Mr. Hamala addressed the Board. We are working on obtaining additional wastewater system capacity from the City of Jarrell, Texas, for the Donahoe Brooks and Kendall Crossing projects. This item is informational only; no action was taken by the Board.