

# CLL MUNICIPAL UTILITY DISTRICT NO. 1

## Minutes of September 3, 2025 Regular 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 September 3, 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, except Director Ramseur, 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 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.; 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 Corbin 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. Conduct a public hearing regarding the adoption of tax rates for 2025.

Director Ray opened the public hearing regarding the adoption of tax rates for 2025.

4. Consider and take action as necessary to adopt the budget for the fiscal year beginning October 1, 2025, and to approve a Resolution Approving the 2025-2026 Fiscal Year Operating Budget of CLL Municipal Utility District No. 1.

Mr. Douthitt addressed the Board and discussed the proposed operating budget for the 2025-2026 fiscal year. We are projecting total revenues of \$782,737. We are projecting total expenditures of \$497,520. The excess of revenues over expenditures is \$285,217. Mr. Douthitt referred to a proposed budget handout which contained an itemized breakout of all the sources of revenues and expenditures. Director Corbin made a motion to adopt the budget for the fiscal year beginning October 1, 2025, and to approve a Resolution Approving the 2025-2026 Fiscal Year Operating Budget of CLL Municipal

Utility District No. 1; the motion was seconded by Director Linder, and unanimously carried by the board.

5. Consider and take action as necessary to set tax rates for 2025 and to approve an Order Setting 2025 Tax Rates and Levying Taxes.

Ms. Smith addressed the Board. We have published an ad valorem tax of \$0.8545 on each \$100 of taxable property within the District for the tax year 2025, consisting of the following two components: \$0.5280 as a debt service tax for payment of principal and interest due on the District's outstanding bonds in the next calendar year and \$0.3265 as a maintenance tax to fund the District's maintenance and operation expenditures. After paying the reasonable costs of levying, assessing, and collecting this ad valorem tax levy, \$0.5280 of each \$0.8545 collected pursuant to this levy shall be deposited in the District's Debt Service Fund and shall be used solely for the purpose of paying interest on and principal of the District's outstanding bonds and paying the registrar fees; and the remaining \$0.3265 of each \$0.8545 so collected shall be deposited in the District's Operating Fund and shall be used for operation and maintenance purposes, including funds for planning, constructing, acquiring, maintaining, repairing, and operating all necessary land, plants, works, facilities, improvements, appliances, and equipment of the district and for paying costs of proper services, engineering and legal fees, and organization and administrative expenses. Director Corbin made a motion to approve a tax rate of \$0.8545 and to approve tax rates for 2025 and to approve an Order setting 2025 Tax Rates and Levying Taxes; the motion was seconded by Director Marshall, and unanimously carried by the board. Director Corbin made a motion to amend the proposed 2025-2026 Fiscal Year Operating Budget to match the adopted tax rate; the motion was seconded by Director Linder, and unanimously carried by the Board.

6. Review, approve and authorize the filing of a revised district information form to reflect the adopted tax rates for 2025.

Director Linder made a motion to approve and authorize the filing of a revised district information form to reflect the adopted tax rates for 2025, the motion was seconded by Director Marshall, and unanimously carried by the board.

7. Consider, discuss and take action regarding the District's \$3,250,000 Unlimited Tax Bonds, Series 2026.

No Action

8. Operator's report; consider and take action regarding facility operation and maintenance, utility service, billing, and collections.

Mr. Hendrix addressed the Board. As of August 2025, we have 377 occupied single family connections, and an estimated District population of 1,131. The August billing for sewer, stormwater, state assessment, deposits, and miscellaneous totaled \$38,818.97. No action was taken.

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

From the Engineer's report: regarding Schwertner Ranch Phase 5, the District approved Pay Application No. 6, contingent upon receipt of all necessary close out documentation at its August 6, 2025 board meeting. We have not received the County's acceptance letter or the Dedication, Bill of Sale, and Assignment from the JSWSC; therefore, we have not yet signed the pay application. The District approved the project for acceptance contingent upon receipt of all necessary close out documentation at its August 6, 2025 board meeting. We have not received the County's acceptance letter or the Dedication, Bill of Sale, and Assignment from the JSWSC; therefore, we have not yet issued a letter of District acceptance.

Regarding the Donahoe Brook project, 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 the Kendall Crossing project, 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.

Bond Issue No. 3.

10. Consider and take action to approve a license agreement with Williamson County.
11. Consider and take action to approve the addition of liability insurance coverage to the District's insurance policy with Texas Municipal League Risk Pool.

Mr. Shepherd and Mr. Cochran addressed the Board. Williamson County is requiring Donahoe Brook to have a license agreement for owned and maintained streetlights in the right-of-way. Right now, our construction plan is contingent on providing the license agreement to the County. Additionally, one of the terms of the license agreement is that the District add Williamson County as an additional insured on its liability policy with Texas Municipal League. Director Corbin made a motion to approve a license agreement with Williamson County, and to approve the addition of liability insurance coverage to the District's insurance policy with Texas Municipal League Risk Pool; the motion was seconded by Director Linder and unanimously carried by the board.

12. 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 reviewed the cash activity report, including receipts and expenditures. Director Linder made a motion to approve bills and invoices, vendor payments, director per diems, ratification of payments made between meetings, and funding of Manager's account; the motion was seconded by Director Marshall, and unanimously carried by the Board.

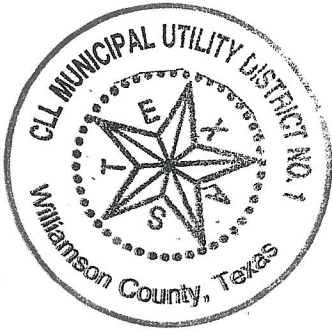
13. Review, discuss, and act on general District business, and such other matters as may come before the Board.

No action.

14. Consider future meeting date and adjournment.

The next meeting will be on November 5th at 4:00 PM.

APPROVED September 3, 2025



  
Mark Rambert