

**MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS OF
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12**

May 18, 2022

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Williamson County Municipal Utility District No. 12, open to the public, was held on May 18, 2022, at the Amenity Center located at 404 Via De Sienna Boulevard, Georgetown, Texas 78628, pursuant to notice duly given in accordance with law. A copy of the Certificate of Posting of said Notice is attached hereto as **Exhibit "A"**.

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

James C. Bohls	-	President
Michael DaSilva	-	Vice President
Andrew Hunt	-	Secretary
Josh Janysek	-	Assistant Secretary
Erin Williams	-	Assistant Secretary

and all of said Directors were present, except Director Hunt and Director Janysek, thus constituting a quorum. Also present at the meeting were Shane Potter of Jones-Heroy & Associates, Inc.; Jon and Kimber Pevehouse, Blair Howell, David Pecora and Stacy Lugo, residents of the District; and Kimberly Beckham of Armbrust & Brown, PLLC.

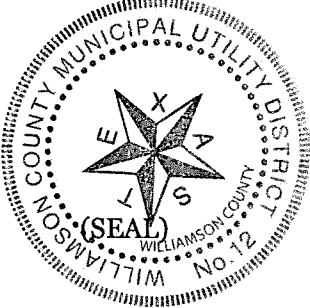
Director Bohls called the meeting to order at 12:02 p.m. and stated the Board would first receive citizens' communications and Board member announcements. Ms. Lugo stated that she wants the Board meeting to continue to be held within the District.

Director Bohls stated that the Board would discuss the election-related items on the Board's supplemental meeting agenda. Ms. Beckham presented the official returns from Williamson County for the May 7, 2022 Director Election attached as **Exhibit "B"**. The Board then reviewed the Order Canvassing the Returns and Declaring the Results of Williamson County Municipal Utility District No. 12 May 7, 2022 Director Election attached as **Exhibit "C"**. After discussion, upon motion by Director DaSilva and second by Director Williams, the Board voted 3-0 to adopt the Order.

Director Bohls stated that the Board would next consider the sworn Statement of Elected/Appointed Officer, Oaths of Office and Official Bonds for Directors Pevehouse and Howell. Upon motion by Director Williams and second by Director DaSilva, the Board voted 3-0 to approve the Sworn Statement and Oath of Office for Directors Pevehouse and Howell.

Director Bohls stated that the Board would next discuss Open Meetings Act and Public Information Act issues related to the election of the new directors. Ms. Beckham stated that Directors Pevehouse and Howell, as new Directors, were required to undergo Open Meetings Act training within 90 days of taking office. She stated that a training video produced by the Texas Attorney General's office was available online, and she directed Directors Pevehouse and Howell's attention to the memorandum attached as **Exhibit "D"** for additional information. She then directed Director Howell's and Director Pevehouse's attention to the Public Access Option Form attached as **Exhibit "E"**, which she stated would need to be completed within 14 days.

There being no further business to come before the Board, the meeting was adjourned. Ms. Beckham stated that the next regular meeting was currently scheduled to be June 2nd at 12:00 noon.



Blair V. Howell
Secretary, Board of Directors

Date: June 2, 2022

CERTIFICATE OF POSTING
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12
WILLIAMSON COUNTY CLERK
405 MARTIN LUTHER KING BOULEVARD
GEORGETOWN 78626

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

I, Isabella M. Iacona, hereby certify that at 11:05 a.m. on the 11 day of May, 2022 I delivered a copy of the attached notice of the May 18, 2022 meeting of the Board of Directors of Williamson County Municipal Utility District No. 12 to the Williamson County Clerk ***via email transmission*** for subsequent posting in accordance with §551.054 of the Texas Government Code.

I understand that the attached notice was provided to the County Clerk in order to comply with the Open Meetings provision of Chapter 551 of the Government Code and that the Board of Directors of this District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 11 day of May, 2022.



Isabella M. Iacona, legal assistant
Armbrust & Brown, PLLC

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12

AGENDA

May 18, 2022

TO: THE BOARD OF DIRECTORS OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12 AND OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Williamson County Municipal Utility District No. 12 will hold a *special* meeting at 12:00 noon on Wednesday, May 18, 2022, at the amenity center located at 404 Via De Sienna Boulevard, Georgetown, Texas 78628. The following matters may be considered and acted upon at the meeting:

PUBLIC COMMENT

1. Citizens' communications and Board member announcements;

ELECTION ITEMS

2. *See the supplemental agenda for election items;*

DIRECTOR ITEMS

3. Sworn Statements, Oaths of Office, and bonds for Directors elected May 7, 2022;
4. Open Meetings Act Training and Public Access Option Form for new Director;
5. Any other action related to election of Directors.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073) discussing personnel matters (Section 551.074); discussing security personnel or devices (Section 551.076); or discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the Presiding Officer will announce that an executive session will be held and will identify the item to be discussed and provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)

Attorney for the District

Williamson County Municipal Utility District No. 12 is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information.

{W1145240.1}

FILED FOR RECORD

MAY 11 2022

LM
11:20

Nancy E. Kuster

County Clerk, Williamson Co., TX

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12
SUPPLEMENTAL AGENDA**

May 18, 2022

TO: THE BOARD OF DIRECTORS OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12 AND TO ALL OTHER INTERESTED PARTIES:

Notice is hereby given that the Board of Directors of Williamson County Municipal Utility District No. 12 will hold a *special* meeting on **Wednesday, May 18, 2022** at the amenity center located at 404 Via De Sienna Boulevard, Georgetown, Texas 78628. The following *additional* matters will be considered and may be acted upon at the meeting:

1. Canvass returns of the May 7, 2022 Director Election;
2. Order Canvassing the Returns and Declaring the Results of Williamson County Municipal Utility District No. 12 May 7, 2022 Director Election;
3. Any other matters relating to the District's May 7, 2022 Director election.

**EL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS
NO. 12 DEL CONDADO DE WILLIAMSON
AVISO SUPPLEMENTAL A LA AGENDA
18 DE MAYO DE 2022**

A: LA JUNTA DE DIRECTORES DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS NO. 12 DEL CONDADO DE WILLIAMSON Y A TODA PERSONA INTERESADA:

Se pone en conocimiento del público que la Junta Directiva del Distrito Municipal de Servicios Públicos No. 12 Del Condado de Williamson va a tener una reunión *especial el miércoles, el día 18 de mayo de 2022, a las 12:00 p.m.* a el centro de servicios ubicado a 404 Via De Sienna Boulevard, Georgetown, Texas 78628. Los siguientes propósitos *adicionales* se consideran y pueden ser llevados a cabo en la junta:

Elementos Electorales

1. Escrutinar los resultados de la elección de Directores del día 7 de mayo de 2022;
2. Orden de escrutinio de los resultados y declarando los resultados de la elección de Directores del día 7 de mayo de 2022 del Distrito Municipal de Servicios Públicos No. 12 del Condado de Williamson;
3. Cualquier otro asunto con respecto a la elección de Directores del 7 de mayo de 2022.

(SEAL)
(SELLO)

Attorney for the District
Abogada del Distrito

{W1145240.1}

Linda Mueller

From: Isabella Iacona <IIacona@abaustin.com>
Sent: Wednesday, May 11, 2022 11:07 AM
To: Brenda McKenzie; Julie Disher; Kellie Currie; Linda Mueller
Cc: Jaime Colmenero
Subject: Williamson County MUD No. 12 - Agenda for Posting with Williamson County Clerk
Attachments: WC12 - May 18, 2022 Agenda.pdf

EXTERNAL email: Exercise caution when opening.

Good Morning,


I am providing with this email a PDF copy of an agenda for Williamson County Municipal Utility District No. 12 for required posting with the Williamson County Clerk.

Please post this agenda no later than 5:00 p.m. on **May 13, 2022.**


Please provide me with an email confirming that you have posted that agenda as well as a digital copy of the file-stamped posted agenda.

Please let me know if you need any additional information for me, and thanks very much for your help.

Thank you,

<p>Isabella Iacona Armbrust & Brown, PLLC 100 Congress Avenue, Suite 1300 Austin, Texas 78701-2744 (512) 435-2369 - Direct (512) 435-2360 - Facsimile IIacona@abaustin.com www.abaustin.com</p>	
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THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE IS CONFIDENTIAL AND IS INTENDED ONLY FOR THE NAMED ADDRESSEE(S). THIS MESSAGE MAY BE PROTECTED BY ATTORNEY/CLIENT PRIVILEGE. IF THE READER OF THIS E-MAIL MESSAGE IS NOT AN INTENDED RECIPIENT (OR THE INDIVIDUAL RESPONSIBLE FOR THE DELIVERY OF THIS E-MAIL MESSAGE TO AN INTENDED RECIPIENT), BE ADVISED THAT ANY REUSE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS E-MAIL MESSAGE IS PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL MESSAGE IN ERROR, PLEASE NOTIFY THE SENDER AND DELETE THE MESSAGE. THANK YOU.

<p>Isabella Iacona Armbrust & Brown, PLLC 100 Congress Avenue, Suite 1300 Austin, Texas 78701-2744 (512) 435-2369 - Direct (512) 435-2360 - Facsimile IIacona@abaustin.com www.abaustin.com</p>	
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RECIPIENT (OR THE INDIVIDUAL RESPONSIBLE FOR THE DELIVERY OF THIS E-MAIL MESSAGE TO AN INTENDED RECIPIENT), BE ADVISED THAT ANY REUSE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS E-MAIL MESSAGE IS PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL MESSAGE IN ERROR, PLEASE NOTIFY THE SENDER AND DELETE THE MESSAGE. THANK YOU.

**CERTIFICATE OF POSTING FOR
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12
INSIDE THE BOUNDARIES OF THE DISTRICT
AT
THE POSTING BOX LOCATED AT THE RANCHO SIENNA MASTER
COMMUNITY CENTER LOCATED AT 404 VIA DE SIENNA BOULEVARD,
GEORGETOWN, TEXAS 78628**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

I, SPRING Sullivan, hereby certify that at 3:48
P.m. on May 11th, 2022, I posted a copy of the attached
notice of meeting of the Board of Directors of Williamson County Municipal Utility
District No. 12 within the District at a place readily accessible and convenient to the
public.

I understand that the notice was posted in order to comply with the Open
Meetings provisions of Chapter 551 of the Government Code and that the Board of
Directors of the District will rely on this certificate in determining whether the
provisions of Chapter 551 of the Government code have been satisfied.

Witness my signature this 11th day of May, 2022.

By: [Signature]

Printed Name: SPRING SULLIVAN

Company: Rancho Sienna HOA

**CERTIFICATE OF POSTING OF MEETING PACKET FOR
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12
ON THE DISTRICT'S WEBSITE AT THE FOLLOWING LINK:**

[HTTPS://WCMUD12.ORG](https://wcmud12.org)

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, Jaime Colmenero, hereby certify that at 11:15 a.m. on May 11, 2022, I posted a copy of the digital meeting packet agenda for the May 18, 2022 meeting of the Board of Directors of Williamson County Municipal Utility District No. 12 on the District's website at the link specified above.

I understand that the meeting will be held in-person, and that the Board of Directors of Williamson County Municipal Utility District No. 12 will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code, as modified temporarily, have been satisfied.

Witness my signature this 11th day of May, 2022.

Signature: 

Printed Name: Jaime Colmenero

Company: Armbrust & Brown, PLLC

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12

AGENDA

May 18, 2022

TO: THE BOARD OF DIRECTORS OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12 AND OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Williamson County Municipal Utility District No. 12 will hold a *special* meeting at 12:00 noon on Wednesday, May 18, 2022, at the amenity center located at 404 Via De Sienna Boulevard, Georgetown, Texas 78628. The following matters may be considered and acted upon at the meeting:

PUBLIC COMMENT

1. Citizens' communications and Board member announcements;

ELECTION ITEMS

2. *See the supplemental agenda for election items;*

DIRECTOR ITEMS

3. Sworn Statements, Oaths of Office, and bonds for Directors elected May 7, 2022;
4. Open Meetings Act Training and Public Access Option Form for new Director;
5. Any other action related to election of Directors.

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Attorney for the District

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**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12
SUPPLEMENTAL AGENDA**

May 18, 2022

TO: THE BOARD OF DIRECTORS OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12 AND TO ALL OTHER INTERESTED PARTIES:

Notice is hereby given that the Board of Directors of Williamson County Municipal Utility District No. 12 will hold a *special* meeting on **Wednesday, May 18, 2022** at the amenity center located at 404 Via De Sienna Boulevard, Georgetown, Texas 78628. The following *additional* matters will be considered and may be acted upon at the meeting:

1. Canvass returns of the May 7, 2022 Director Election;
2. Order Canvassing the Returns and Declaring the Results of Williamson County Municipal Utility District No. 12 May 7, 2022 Director Election;
3. Any other matters relating to the District's May 7, 2022 Director election.

**EL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS
NO. 12 DEL CONDADO DE WILLIAMSON
AVISO SUPLEMENTAL A LA AGENDA
18 DE MAYO DE 2022**

A: LA JUNTA DE DIRECTORES DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS NO. 12 DEL CONDADO DE WILLIAMSON Y A TODA PERSONA INTERESADA:

Se pone en conocimiento del público que la Junta Directiva del Distrito Municipal de Servicios Públicos No. 12 Del Condado de Williamson va a tener una reunión *especial* **el miércoles, el día 18 de mayo de 2022, a las 12:00 p.m.** a el centro de servicios ubicado a 404 Via De Sienna Boulevard, Georgetown, Texas 78628. Los siguientes propósitos *adicionales* se consideran y pueden ser llevados a cabo en la junta:

Elementos Electorales

1. Escrutinar los resultados de la elección de Directores del día 7 de mayo de 2022;
2. Orden de escrutinio de los resultados y declarando los resultados de la elección de Directores del día 7 de mayo de 2022 del Distrito Municipal de Servicios Públicos No. 12 del Condado de Williamson;
3. Cualquier otro asunto con respecto a la elección de Directores del 7 de mayo de 2022.



Attorney for the District
Abogada del Distrito

Precinct Results Report
Constitutional Amendment and Special Elections of
May 7, 2022

Wilco MUD No. 12 - Final Unofficial Results

Williamson County

245

Williamson County MUD No. 12, Directors

Vote For 2

	TOTAL	VOTE %	Early Voting Mail	Early Voting In-Person	Election Day In- Person	Late / Provisional
Michael DaSilva	28	10.00%	1	12	15	0
Blair V. Howell	128	45.71%	4	30	94	0
Jon Pevehouse	106	37.86%	2	24	80	0
James Bohls	18	6.43%	1	9	8	0
Total Votes Cast	280	100.00%	8	75	197	0
Overvotes	0		0	0	0	0
Undervotes	140		20	47	73	0

Exhibit B

Summary Results Report
Constitutional Amendment and Special Elections of
May 7, 2022

Wilco MUD No. 12 - Final Unofficial Results

Williamson County

Williamson County MUD No. 12, Directors

Vote For 2

	TOTAL	VOTE %	Early Voting Mail	Early Voting In-Person	Election Day In- Person	Late / Provisional
Michael DaSilva	28	10.00%	1	12	15	0
Blair V. Howell	128	45.71%	4	30	94	0
Jon Pevehouse	106	37.86%	2	24	80	0
James Bohls	18	6.43%	1	9	8	0
Total Votes Cast	280	100.00%	8	75	197	0
Overvotes	0		0	0	0	0
Undervotes	140		20	47	73	0

**ORDER CANVASSING THE RETURNS AND
DECLARING THE RESULTS OF
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12
MAY 7, 2022 DIRECTOR ELECTION**

WHEREAS, on May 7, 2022, an election was held in Williamson County Municipal Utility District No. 12 (the "District") for the election of a two directors, each of whom will serve a four-year term; and

WHEREAS, the votes cast at the election have been counted and recorded on the official election returns, and the returns have been certified and filed with the Board of Directors of the District (the "Board") by the appropriate election officials; and

WHEREAS, the returns show that the following persons received the following number of votes cast at the election:

<u>Michael Dasilva</u>	28 votes
<u>Blair V. Howell</u>	128 votes
<u>Jon Pevehouse</u>	106 votes
<u>James Bohls</u>	18 votes

WHEREAS, the election was called and held in conformity with the Constitutions and laws of the State of Texas and the United States of America;

NOW, THEREFORE, BE IT ORDERED BY THE BOARD THAT:

Section 1. The Board finds that the May 7, 2022 election was called and notice given in accordance with law; the election was held in all respects in conformity with law; and the returns of the election have been made by the proper officials.

Section 2. The election has resulted in the election of Jon Pevehouse and Blair V. Howell as directors for the District, each of whom will serve a four-year term ending after the director election to be held on May 2, 2026. Each director will enter into the duties of office and begin to serve upon posting bond in the amount of \$10,000 as required by law and upon taking the constitutional oath of office.


Section 3. The Board finds that the meeting at which this Order has been considered and adopted is open to the public as required by law, and written notice of the time, place, and subject matter of the meeting, and of the proposed adoption of this Order, was given as required by Section 551, Texas Government Code. The Board confirms the written notice and the contents and posting thereof.

Section 4. This Order may be executed in multiple counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. An electronic signature, a facsimile or other electronic copy of an original signature, and a counterpart transmitted electronically (*i.e.*, by fax, email, text, or similar means), will be deemed to be, and will have the same force and effect as, an original signature for all purposes.


PASSED AND APPROVED this the 18th day of May, 2022.



**WILLIAMSON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 12**

By: 
James C. Bohls, Vice President
Board of Directors

ATTEST:


Michael DaSilva, Assistant Secretary
Board of Directors

MEMORANDUM

To: Williamson County Municipal Utility District No. 12

From: Jaime Colmenero, Legal Assistant

Re: Texas Water Districts – Handbook for Board Members;
Open Meetings Act Training

Date: May 18, 2022

I am enclosing, for your information as a Board member of a water District excerpts from *A Handbook for Board Members of Water Districts in Texas* published by the Texas Commission on Environmental Quality, formerly the Texas Natural Resource Conservation Commission. It includes information about the laws and regulations affecting you as individual Board members, and information on meeting procedures and how to conduct meetings (see page 47).

OPEN MEETINGS ACT TRAINING

Section 551.005 of the *Texas Government Code*, which took effect January 1, 2006, requires you, as a Board member, to complete a course of training regarding the responsibilities of the District and members of the Board of Directors under the Open Meetings Act. You have 90 days after the date you take your oath of office to complete the training. **The deadline for you to complete this training is Sunday, August 18, 2022.**

The requirements of §551.005 of the *Texas Government Code* may be satisfied by performing one of the following:

1. Contacting the offices of Armbrust & Brown, PLLC (Jaime Colmenero at 435-2367 or jcolmenero@abaustin.com, or Un Ha Kim at 435-2335 or ukim@abaustin.com) and arranging to check out a 1-hour DVD on the Open Meetings Act offered by the Office of the Attorney General. You can watch the DVD at home and return it to our office after you complete training.
2. Viewing the Open Meetings Training Course on the Texas Attorney General's website (http://www.oag.state.tx.us/open/og_training.shtml).

Upon completing the training course, you will need to print the certificate and file it with our office so that we can keep it with the District's files. Go to www.oag.state.tx.us/forms/openrec/og_certificates.php to complete your form.

If you have any questions regarding the above please feel free to contact me.


Texas Government Code Section 552.024
Public Access Option Form

[Note: This form should be completed and signed by the employee no later than the 14th day after the date the employee begins employment, the public official is elected or appointed, or a former employee or official ends employment or service.]

Blair V. Howell
(Name)

The Public Information Act allows employees, public officials and former employees and officials to elect whether to keep certain information about them confidential. Unless you choose to keep it confidential, the following information about you may be subject to public release if requested under the Texas Public Information Act. Therefore, please indicate whether you wish to allow public release of the following information.

	PUBLIC ACCESS?	
	NO	YES
Home Address	✓	
Home Telephone Number	✓	
Social Security Number		✓
Information that reveals whether you have family members		✓


(Signature)

May 18, 2022
(Date)

Texas Government Code Section 552.024 Public Access Option Form

[Note: This form should be completed and signed by the employee no later than the 14th day after the date the employee begins employment, the public official is elected or appointed, or a former employee or official ends employment or service.]

Jon Pevehouse
(Name)

The Public Information Act allows employees, public officials and former employees and officials to elect whether to keep certain information about them confidential. Unless you choose to keep it confidential, the following information about you may be subject to public release if requested under the Texas Public Information Act. Therefore, please indicate whether you wish to allow public release of the following information.

	PUBLIC ACCESS?	
	NO	YES
Home Address		X
Home Telephone Number		X
Social Security Number	X	
Information that reveals whether you have family members	X	

Jon E. Pevehouse
(Signature)

May 18, 2022
(Date)