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Krista Bartsch
Bastrop County Clerk

**ELGIN MUNICIPAL UTILITY DISTRICT NO. 1
AGENDA**

May 12, 2025

TO: THE BOARD OF DIRECTORS OF ELGIN MUNICIPAL UTILITY DISTRICT NO. 1 AND
ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Elgin Municipal Utility District No. 1 will hold a regular meeting at **6:00 p.m. on Monday, May 12, 2025** at the offices of Harris & Straub LLC, 4408 Spicewood Springs Road, Austin, Texas 78759.

The following matters may be considered and acted upon at the meeting:

PUBLIC COMMENT

1. Citizens' communications;

CONSENT ITEMS

(These items may be considered and acted upon collectively. Any of these items may be pulled for discussion upon the request of any member of the Board.)

2. Minutes of the April 14, 2025 Board meeting;

SUBSTITUTION OF LAND

3. Proposed substitution of land of equal value, including:
 - (a) Application for Approval of Substitution of Land of Equal Value, including Application to Exclude Land from Elgin Municipal Utility District No. 1 (0.100 acres) and Application to Include Land Within Elgin Municipal Utility District No. 1 (0.100 acres);
 - (b) Order Calling Hearing on Proposed Substitution of Land;
 - (c) Authorize District's attorney to publish and provide Notice of Hearing on Proposed Substitution of Land as required by law;
 - (d) Authorize District's attorney, financial advisor, bond counsel, and engineer to take any other necessary or appropriate action in connection with the proposed substitution of land;
 - (e) Any other matters related to the proposed substitution of land;

DISCUSSION/ACTION ITEMS

4. Budget and tax items, including:
 - (a) Preliminary schedule for adopting 2025-2026 budget and 2025 tax rate;
 - (b) Preliminary estimate of 2025 taxable value;
5. Development manager's report, including permitting and development update;

6. Operator's report;
7. Accountant's report, including bills, invoices and transfers;
8. Engineer's report, including Trinity Ranch Phase 2, Section 2, including approval of any pay estimates, change orders, and/or acceptance;
9. Attorney's report;
10. Future agenda items and meeting dates.

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) and discussing security personnel or devices (Section 551.076). 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 the provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call (512) 435-2300 for more information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.