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Krista Bartsch

Bastrop County Clerk

**ELGIN MUNICIPAL UTILITY DISTRICT NO. 2
AGENDA**

June 13, 2025

TO: THE BOARD OF DIRECTORS OF ELGIN MUNICIPAL UTILITY DISTRICT NO. 2 AND
ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Elgin Municipal Utility District No. 2 will hold a meeting at **12:00 p.m. on Friday, June 13, 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 May 9, 2025 Board meeting;

SUBSTITUTION OF LAND

3. Proposed substitution of land of equal value, including:
 - (a) Conduct public hearing on Application for Approval of Substitution of Land of Equal Value, including Application to Exclude Land from Elgin Municipal Utility District No. 2 (0.100 acres) and Application to Include Land Within Elgin Municipal Utility District No. 2 (0.100 acres);
 - (b) Receive Certifications from District's financial advisor and District's engineer;
 - (c) Accept Waiver of Special Appraisal for 0.100 acres proposed to be included in the District;
 - (d) Receive proof of payment of taxes for 2024 and all prior years and accept payment of estimated prorated taxes for 2025 for 0.100 acres proposed to be excluded from the District;
 - (e) Resolution and Order Granting Application to Substitute Land, Excluding Certain Land From and Including Certain Land in Elgin Municipal Utility District No. 2 and Redefining the Boundaries of the District (Excluding 0.100 acres and Including 0.100 acres);
 - (f) Amended and Restated Information Form and Notice to Purchaser incorporating updated District boundary map and metes and bounds description;
 - (g) Second Amendment to Utility and Park Facility Construction Agreement; and

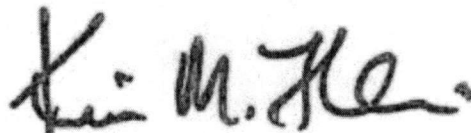
- (h) Any other matters related to the proposed substitution of land;

DISCUSSION/ACTION ITEMS

4. Development manager's report, including permitting and development update;
5. Operator's report, including water system operations, capacity and/or issues, and related recommendations;
6. Accountant's report, including bills, invoices and transfers;
7. Engineer's report, including Trinity Ranch Phase 2, Section 1 Amenity Center, including review of bid tabulation, approval of award of contract, and approval of any pay estimates and/or change orders;
8. Request for Consumer Price Index increase from Central Texas Refuse, LLC d/b/a Republic Services of Central Texas;
9. Amended and Restated Order Establishing Rates and Charges and Adopting Rules and Policies Regarding the District's Utility Systems;
10. Attorney's report, including preliminary schedule for adopting 2025-2026 budget and 2025 tax rate;
11. Such other matters as may come before the Board, including 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.