

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

September 12, 2022

STATE OF TEXAS §
COUNTY OF LIBERTY §
LIBERTY COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Liberty County Municipal Management District No. 1 (the “District”) met in regular session, open to the public, at 12:00 p.m. on Monday, September 12, 2022 at 1680 Road 3549, Cleveland, Texas 77327, a designated meeting place inside the boundaries of the District and via telephonic conference; whereupon, roll was called of the members of the Board of Directors, to-wit:

William Harris, III	-	President
Heath J. Marek	-	Vice President
Savannah Carihfield	-	Secretary
Damaris Watson	-	Assistant Secretary
Clifton C. Cadle	-	Assistant Secretary

All members of the Board of Directors were present, thus constituting a quorum.

Also present at the meeting were John Harris of Colony Ridge Development, a Developer of land in the District; Diego Espinosa of Engineering Texas, the District’s Engineer; Cory Anderson, Patrick Thiel, and Donald Burton; Debra Loggins of L&S District Services, the District’s Bookkeeper; and Laken Jenkins Kilgore, attorney, of Coats Rose, P.C. (“Coats Rose”), legal counsel for the District (“Attorney”).

Whereupon, the meeting was called to order at 12:00 p.m. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

HEAR FROM THE PUBLIC

No members of the public were present.

CONDUCT HEARING ON 2022 TAX RATE

The Board opened the meeting to a public hearing on the proposed 2022 tax rate and confirmed that such notice of such hearing was published according to applicable law. It was noted that no members of the public were in attendance to address the matter of the tax rate. The public hearing was closed, and the Board meeting resumed.

ADOPT ORDER SETTING TAX RATE

Having conducted a hearing on the tax rate and following discussion, Director Harris made a motion to levy a 2022 tax rate of \$0.35 per \$100 of assessed valuation for maintenance and operations, and to adopt an Order Setting Tax Rate and Levying Tax for 2022 (the "Order") evidencing the same. The motion was seconded by Director Cadle and passed unanimously by the Board. A copy of the Order is attached hereto as Exhibit "B".

AMENDED NOTICE TO SELLERS AND PURCHASERS

The Board next considered approving an Amended Notice to Sellers and Purchasers of Real Estate Situated in the District (the "Notice"). Ms. Jenkins Kilgore stated that the Notice needs to be updated to reflect the adoption of the 2022 tax rate. Ms. Jenkins Kilgore continued that the Notice will be filed in the Liberty County Property Records and with the Texas Commission on Environmental Quality (the "TCEQ"). Upon a motion made by Director Harris, seconded by Director Marek, the Board by unanimous vote approved the Notice and authorized the District's attorney to file the Notice in the Liberty County Real Property Records and with the TCEQ. A copy of said Notice is attached hereto as Exhibit "C" and shall be considered a part of these minutes.

APPROVE MINUTES OF MEETING

Proposed minutes of the meeting of the Board held on July 25, 2022, previously distributed to the Board, were considered for approval. Upon a motion duly made by Director Harris, seconded by Director Carihfield, the Board voted unanimously to approve such minutes as presented.

HEAR LIBERTY COUNTY CONSTABLE'S REPORT

The Board recognized Ms. Jenkins Kilgore who presented the Liberty County Constable's Report on behalf of Liberty County Constable Precinct 6 for the month of August. A copy of the report is attached hereto as Exhibit "D". No action was taken.

REVIEW BIDS FOR MAINTENANCE OF CAMINO REAL DRAINAGE EASEMENTS AND CONSIDER AWARDDING CONTRACT

This action was deferred.

HEAR BOOKKEEPER'S REPORT

The Board recognized Ms. Loggins, who reviewed the Bookkeeper's Report and the bills listed therein, a copy of which is attached hereto as Exhibit "E".

Review Investment Report

Ms. Loggins next reviewed the investment report, a copy of which is included in the Bookkeeper's Report.

After consideration, upon a motion duly made by Director Harris, seconded by Director Cadle, the Board voted unanimously to approve the Bookkeeper's report and the payment of the District's bills as presented.

HEAR DEVELOPER'S REPORT

The Board recognized Mr. Cadle, who reviewed with the Board the status of development within the District. The Board noted that no action was needed in conjunction with the Developer's Report.

HEAR ENGINEER'S REPORT

The Board recognized Mr. Espinosa who presented the Engineer's Report, a copy of which is attached hereto as Exhibit "F". Mr. Espinosa requested that the Board authorize and approve the following:

- Design of Water, Sanitary Sewer, Drainage and Paving Facilities for Santa Fe Sections 15, 16, and 17;
- Plans and specifications for the construction of Paving and Drainage Facilities of Santa Fe Section 14;
- Approve award to low bidder Liberty Paving, LLC for Paving and Drainage Facilities of Santa Fe Section 14 in the amount of \$9,889,996.81.

Approve Resolution Adopting Rules for Electronic Bidding

Mr. Parker requested authorization from the Board to utilize electronic bidding on District projects. Ms. Jenkins Kilgore submitted to the Board for review and approval a Resolution Adopting Rules for Electronic Submission of Bids, a copy of which is attached hereto as Exhibit "G".

Upon a motion by Director Crihfield, seconded by Director Marek, the Board voted unanimously to approve (i) the Engineering Report and the action items listed therein and (ii) the Resolution Adopting Rules for Electronic Submission of Bids.

HEAR ATTORNEY'S REPORT

The Board recognized Ms. Jenkins Kilgore who presented the Attorney's Report.

Approve Developer's Reimbursement Agreement

Ms. Jenkins Kilgore presented a Facilities and Operating Costs Reimbursement Agreement (the "Reimbursement Agreement") for the Board's review and approval, a copy of which is attached hereto as Exhibit "H". She stated that the Reimbursement Agreement is between the Developer and the District whereby the agreement authorizes the to act on behalf of the District to purchase, construct or otherwise cause the construction or acquisition of the water, sanitary sewer and drainage facilities or capacities, and roads necessary to serve Developer's Land.

Upon a motion duly made by Director Harris, seconded by Director Watson, the Board voted unanimously to approve the Reimbursement Agreement, subject to final comments.

Approve Special Warranty Deed under Section 49.226, Texas Water Code

Ms. Jenkins Kilgore presented a Special Warranty Deed for the Board's review and consideration, a copy of which is attached hereto as Exhibit "I". She stated that the deed conveys property back to Colony Ridge Development, LLC under Section 49.226, Texas Water Code.

Upon a motion duly made by Director Harris, seconded by Director Marek, the Board voted unanimously to approve the Special Warranty Deed.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned.

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PASSED, APPROVED AND ADOPTED, this 14th day of November, 2022.

(DISTRICT SEAL)

Secretary, Board of Directors