

**VISTA OAKS MUNICIPAL UTILITY DISTRICT
AGENDA**

August 11, 2025

TO: THE BOARD OF DIRECTORS OF VISTA OAKS MUNICIPAL UTILITY DISTRICT AND
TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Vista Oaks Municipal Utility District will hold a meeting at **12:00 p.m. on Monday, August 11, 2025**, at the offices of Gray Engineering, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas. The following matters will be considered and may be acted upon at the meeting:

PUBLIC COMMENT

1. Citizen's communications and Board member announcements, including resident concerns related to development adjacent to the District;

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion at the request of any member of the board.)

2. Minutes of May 12, 2025 meeting;
3. Renewal of Operations Services Agreement (*current term expires September 30, 2025*);

BUDGET AND TAX ITEMS

4. 2025-2026 budget and 2025 tax rate, including:
 - (a) Schedule for adopting 2025-2026 budget and 2025 tax rate;
 - (b) 2025 certified appraised values from Williamson Central Appraisal District;
 - (c) District tax rate classification for 2025 tax year, including recommendations from District financial advisor and District engineer;
 - (d) Work session on 2025 tax rate and 2025-2026 budget, including:
 - (i) District financial advisor's recommendation regarding tax rate;
 - (ii) Draft budget;
 - (e) Establish and take record vote on proposed 2025 tax rate;
 - (f) Schedule public hearing at which adoption of 2025 tax rate will be considered;
 - (g) Authorize publication of Water District Notice of Public Hearing on Tax Rate;

DISCUSSION/ACTION ITEMS

5. Security report and related matters;

6. Status of meter replacement project, including Master Services Agreement and Gray Engineering, Inc. proposal, approval of proposal from Crossroads Utility Services LLC for work related to meter replacement project, and any other matters related to the meter replacement project;
7. Report from District's engineer;
8. Report from District's bookkeeper, including approval of fund transfers and payment of bills and invoices;
9. Report from District's general manager and utility operator regarding:
 - (a) Utility operations and projects, including:
 - (i) Water usage, quality, accountability, and conservation;
 - (ii) District facilities, including recommendations regarding any necessary repairs and maintenance;
 - (b) Billing and collections, including:
 - (i) Past due accounts, write offs, adjustments, and customer service;
 - (c) Solid waste and recycling services and related matters;
10. Report from District's attorney, including:
 - (a) Consultant and Director directives;
 - (b) Status of renewal of Agreements for Pass-Through Water and/or Wastewater Service;
 - (c) 2025 Legislative Session update;
11. Wholesale water and wastewater service, including update on City of Round Rock wholesale rate increase and rate appeal and any matters related to the rate appeal; and
12. Future agenda items and meeting schedule.

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 or security audits (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.



Jim Guell

Attorney for the District

The District 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. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.