

## CREEDMOOR MUNICIPAL UTILITY DISTRICT

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

Notice is hereby given pursuant to Section 551 of the Texas Government Code, that the Board of Directors of Creedmoor Municipal Utility District will hold a special Board meeting on Thursday, October 19, 2023, at 11:00 a.m. at Doucet & Associates, 7401 B. Hwy. 71 West, Suite 160, Austin, Texas 78735 for the following purposes:

1. Public communications and comments;
2. Review and approve Minutes of May 31, 2023 Board of Directors meeting;
3. Hear report from developer on status of development, and review and approve an Agreement for the Construction and Purchase of Facilities and Reimbursement for Costs;
4. Discuss and approve a possible Wastewater Services Agreement with BVRT for the District as well as any additional water and sewer related agreements or easements related thereto;
5. Consider and approve a Resolution Approving Contingent Fee Contract (see attached "Notice of Contingent Fee Contract by and between Barrett & Associates, PLLC and the District") as relates to previously approved engagement letter/contract for legal services;
6. Consider and approve a Resolution Approving Contingent Fee Contract (see attached "Notice of Contingent Fee Contract by and between Winstead PC and the District") as relates to previously approved engagement letter/contract for legal services;
7. Review and adopt an Amended District Information Form and authorize recording and filing with the Hays County Clerk and the Texas Commission on Environmental Quality;
8. Hear report from engineer as to status of engineering matters including, but not limited to, the status of a Wastewater Permit Application with the TCEQ and updates on other proposed engineering projects and plans, including any necessary action with regard thereto;
9. Hear report from attorney for the District as to any additional water and sewer related agreements, easements or assignments with the City of Creedmoor, Travis County, water and wastewater service providers, or other service providers, and if timely, take any necessary action;
10. Review and approve Cash Activity Report and related payments included therein;
11. Reminder with regard to Government Training Courses and annual cybersecurity training courses needing completion;
12. Discuss and confirm tentative next meeting date; and
13. Adjournment.

The Board of Directors will go into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.



EXECUTED this the 13th day of October, 2023.

CREEDMOOR MUNICIPAL UTILITY DISTRICT

Charles Thompson, President  
Creedmoor Municipal Utility District

NOTICE OF  
CONTINGENT FEE CONTRACT BY AND BETWEEN  
WINSTEAD PC AND  
CREEDMOOR MUNICIPAL UTILITY DISTRICT

Pursuant to Chapter 2254.1036, Texas Government Code, notice is hereby given that Creedmoor Municipal Utility District (the "District") considered a contingent fee contract for bond counsel legal services with Winstead PC ("Winstead"). The contingent fee contract by and between the District and Winstead was presented to the Board at a public meeting held on Thursday, January 20, 2022, at 9:45 a.m. at 5509 Old Lockhart Road, Buda, Texas 78610, which is within the boundaries of the District, and a separate Notice and accompanying Resolution Approving Contingent Fee Contract will be presented to the Board at a public meeting to be held on Thursday, October 19, 2023, at 11:00 a.m. at 7401 B. Hwy. 71 West, Suite 160, Austin, Texas 78735.

The engagement of Winstead is required to render professional services in connection with the authorization, sale, and delivery of bonds, certificates of participation, notes, or other evidences of indebtedness ("Bonds") on behalf of the District. Winstead will coordinate with the District and its consultants in the preparation of bond applications, official statements, and transcripts of legal proceedings to comply with the requirements of the Attorney General of the State of Texas, and will coordinate with the District and its consultants in all matters relative to the receipt and tabulation of bids for purchase of bonds. Additionally, Winstead will supervise the execution and delivery of the bonds to the original purchasers. Winstead will additionally provide an Opinion to confirm the validity of the bonds, and the tax-exempt status of the interest earned thereon under Federal Income Tax regulations, if applicable.

Members of the Winstead Public Finance Practice Group have been advising clients and serving as bond counsel on tax-exempt and taxable bonds, and rendering market opinions for governmental issuers, including special districts, for over 40 years. Winstead Public Finance attorneys are active members of the National Association of Bond Lawyers.

Winstead's fee for bond counsel services will be as follows: for new-money financings, 1.5% of the principal amount thereof; for refundings, 0.625% of the principal amount thereof; and for Anticipation Notes, 0.5%.

Winstead was engaged by the property owners of the District to assist with creating the District, and to provide for the financing of water, sanitary sewer, drainage, roadway, transportation, and similar infrastructure for master-planned developments to serve future residents and users. The District will consider the engagement of Winstead to serve as bond counsel at its organizational meeting.

Winstead's specialized practice in public finance transactions provides the District with professional expertise therein, including oversight and compliance with Local, State, and Federal regulatory agencies. Winstead is aware of the resources required to issue Bonds. Further, the District has no source of revenue sufficient to compensate an attorney in private practice under a contract for the payment of hourly fees without contingency in the context of a Bond issuance, nor does the District's support staff possess the qualifications or resources to properly represent the District in a Bond issuance. A contingent fee contract for bond counsel services with Winstead would allow the District to proceed with the issuance of Bonds in the most efficient, cost-effective, and feasible manner, resulting in benefits to future residents of Creedmoor Municipal Utility District.

NOTICE OF  
CONTINGENT FEE CONTRACT BY AND BETWEEN  
ANDY BARRETT & ASSOCIATES, PLLC AND  
CREEDMOOR MUNICIPAL UTILITY DISTRICT

Pursuant to Chapter 2254.1036, Texas Government Code, notice is hereby given that Creedmoor Municipal Utility District (the "District") considered a contingent fee contract for bond counsel legal services with Andy Barrett & Associates, PLLC ("Barrett"). The contingent fee contract by and between the District and Barrett was presented to the Board at a public meeting held on Thursday, January 20, 2022, at 9:45 a.m. at 5509 Old Lockhart Road, Buda, Texas 78610, which is within the boundaries of the District, and a separate Notice and accompanying Resolution Approving Contingent Fee Contract will be presented to the Board at a public meeting to be held on Thursday, October 19, 2023, at 11:00 a.m. at 7401 B. Hwy. 71 West, Suite 160, Austin, Texas 78735.

The engagement of Barrett is required to render professional services in connection with the authorization, sale, and delivery of bonds, certificates of participation, notes, or other evidences of indebtedness ("Bonds") on behalf of the District. Barrett will coordinate the District consultants in drafting the initial bond application documents, including bond applications, and will review with the District and its consultants these drafts. Barrett will also work with to comply with the Attorney General of the State of Texas and relevant State Agencies in the review process.

Barrett has represented Conservation and Reclamation Districts for over 20 years and has been part of over twenty bond issuances.

Barrett's fee for bond counsel services will be as follows: for new-money financings, 1.5% of the principal amount thereof; for refundings, 0.625% of the principal amount thereof; and for Anticipation Notes, 0.5%.

Barrett was engaged by the property owners of the District to assist with creating the District, and to provide for the financing of water, sanitary sewer, drainage, roadway, transportation, and similar infrastructure for master-planned developments to serve future residents and users. The District will consider the engagement of Barrett to serve as general counsel at its organizational meeting.

Barrett's specialized practice in Conservation and Reclamation Districts provides the District with professional expertise therein, including oversight and compliance with Local, State, and Federal regulatory agencies. Barrett is aware of the resources required to issue Bonds. Further, the District has no source of revenue sufficient to compensate an attorney in private practice under a contract for the payment of hourly fees without contingency in the context of a Bond issuance, nor does the District's support staff possess the qualifications or resources to properly represent the District in a Bond issuance. A contingent fee contract for bond counsel services with Barrett would allow the District to proceed with

the issuance of Bonds in the most efficient, cost-effective, and feasible manner, resulting in benefits to future residents of Creedmoor Municipal Utility District.