

NOTICE OF ELECTION

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

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TO THE RESIDENT, QUALIFIED VOTERS OF THE
MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

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ADDITIONAL INFORMATION REGARDING THE ELECTION HEREINAFTER
DESCRIBED CAN BE FOUND AT
[HTTPS://WWW.CO.GUADALUPE.TX.US/ELECTIONS/](https://www.co.guadalupe.tx.us/elections/)

TAKE NOTICE that an election will be held by Guadalupe County within and on behalf of Meadow Lake Water Control and Improvement District No. 1 (the “District”) on November 7, 2023 concerning the issuance of bonds and maintenance tax in accordance with an Order Calling Bond and Maintenance Tax Elections, which order reads substantially as follows:

CERTIFICATE FOR
ORDER CALLING BOND AND MAINTENANCE TAX ELECTIONS

THE STATE OF TEXAS §
COUNTY OF GUADALUPE §
MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 §

We, the undersigned officers of the Board of Directors (the “*Board*”) of Meadow Lake Water Control and Improvement District No. 1 (the “*District*”) hereby certify as follows:

The Board convened in special session, open to the public, at 5:00 p.m. on August 16, 2023, at the Seguin Public Library Community Meeting Room, 313 W. Nolte St, Seguin, Texas 78155. The roll was called of the members of the Board, to-wit:

Jacy Robbins, President
Mike Meskill, Vice President
Tess Coody Anders, Assistant Vice President
Brent Hammond, Secretary
Russell Rinn, Treasurer and Assistant Secretary

All members of the Board were present except none, thus constituting a quorum. Whereupon among other business, the following was transacted at such Meeting: A written

ORDER CALLING BOND AND MAINTENANCE TAX ELECTIONS

was duly introduced for the consideration of the Board and read in full. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following votes:

AYES: 4 NOES: 1

A true, full, and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board’s minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board’s minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such Meeting and each of such officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public, and public notice of the time, place, and purpose of such Meeting was given, all as required by all as required by Chapter 551, Texas Government Code, as amended, and Section 49.063, Texas Water Code, as amended.

SIGNED this 16th day of August, 2023.

MEADOW LAKE WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1



President Board of Directors

ATTEST:



Secretary, Board of Directors

ORDER CALLING BOND AND MAINTENANCE TAX ELECTIONS

THE STATE OF TEXAS §
COUNTY OF GUADALUPE §
MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 §

RECITALS

WHEREAS, Meadow Lake Water Control and Improvement District No. 1 (the “*District*”) is a water control and improvement district created by order of the Guadalupe County Commissioners Court, as a conservation and reclamation district under article XVI, section 59 of the Texas Constitution, and operating under chapters 49 and 51, Texas Water Code;

WHEREAS, the District is authorized by section 51.402, Texas Water Code, as amended, to issue its bonds necessary to provide improvements and maintenance of improvements to achieve the purposes set forth in section 51.121(b), Texas Water Code, as amended, for which the District was created;

WHEREAS, such bonds payable wholly or partially from ad valorem taxes may not be issued until authorized by a majority vote of the resident electors of the District voting in an election called and held for such purpose;

WHEREAS, the Board of Directors of the District (the “*Board*”) deems it necessary and advisable to call an election (the “*Election*”) for the purpose of control, storage, preservation, and distribution of its water and floodwater and rivers and streams for irrigation, power, and all other useful purposes, including, but not limited to, the study, purchase, construction, acquisition, development, design, improvement, repair and replacement of Nolte Dam, its spillgate facilities, and all related works, structures, equipment, facilities, appliances, improvements, acquisition, construction, completion, carrying out, protection, and contract rights necessary or convenient therefor, in order to control, divert, abate, conduct, and amend local storm waters or other harmful excesses of waters of meadow lake, and to establish the procedures whereby such Election may be held;

WHEREAS, the District is authorized by Chapter 1207, Texas Government Code, to issue refunding bonds to refund or refinance any bonds, notes, or other obligations of the District;

WHEREAS, a maintenance tax may not be levied by the District until it is approved by a majority of the electors voting at an election held for that purpose;

WHEREAS, the Board will approve an engineer’s report covering the land, improvements, facilities, plants, equipment, and appliances to be purchased or constructed from proceeds of the proposed bonds and their estimated cost, together with maps, plats, profiles, and data fully showing and explaining the report. The engineer’s report is not part of the proposition or propositions to be voted on, or a contract with the voters. The engineer’s report will be filed in the office of the District and open to inspection by the public;

WHEREAS, such engineer’s report, as supplemented, contains an estimate of the cost of acquiring, constructing and maintaining the proposed improvements, facilities, equipment, and appliances as herein below set forth;

WHEREAS, additional costs and expenses will be incurred by the District incidental to its operation and the financing of its proposed improvements and the Board has arrived at an estimate of such additional costs and expenses as herein below set forth;

WHEREAS, the Board has determined to call an election to be held on November 7, 2023, for the (i) the issuance of bonds in the maximum aggregate amount of \$15,840,000, and the payment of the principal of an interest on such bonds by the levy and collection of taxes, without limit as to rate or amount, upon all taxable property within the District, in order to provide for the costs of the purpose of control, storage, preservation, and distribution of its water and floodwater and rivers and streams for irrigation, power, and all other useful purposes, including, but not limited to, the study, purchase, construction, acquisition, development, design, improvement, repair and replacement of Nolte Dam, its spillgate facilities, and all related works, structures, equipment, facilities, appliances, improvements, acquisition, construction, completion, carrying out, protection, and contract rights necessary or convenient therefor, in order to control, divert, abate, conduct, and amend local storm waters or other harmful excesses of waters of meadow lake, and the incidental expenses connected with such systems and the issuance of such bonds, all as now or hereafter authorized by the constitution and the laws of the State of Texas, including, without limitation, Article 16, Section 59, of the Texas Constitution; (ii) the issuance of bonds in the maximum aggregate amount of \$15,840,000, and the payment of the principal of and interest on such refunding bonds by the levy and collection of taxes, without limit as to rate or amount, upon all taxable property within the District, for the purpose of refunding all or any part of the principal of or interest on bonds of the District authorized by Article 16, Section 59, of the Texas Constitution, whether said bonds to be refunded are hereunder, on even date herewith, or hereafter authorized, all as now or hereafter authorized by the constitution and the laws of the State of Texas; and (iii) the levy and collection of an annual maintenance tax not to exceed twelve cents (\$0.12) on each \$100 valuation of all taxable property within the District;

WHEREAS pursuant to Chapter 375, Texas Local Government Code, and Section 49.102, Texas Water Code, the aforesaid elections may be held on the same day, at the same time, and in conjunction with one another, and the Board may call such elections by and through a single order;

WHEREAS, the Board wishes to proceed with the calling of said elections; and

WHEREAS, the Board, pursuant to chapter 271, Texas Election Code, is entering into an agreement to conduct a joint election with Guadalupe County, Texas (the “County”) and other political subdivisions within the County for election services (the “Contract for Election Services”).

THEREFORE, THE BOARD OF DIRECTORS OF MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AFFIRMATIVELY FINDS AND DECLARES THAT:

A. The aforementioned cost estimates are as follows:

Construction Costs

A. <u>Nolte Gate Replacement with Obermeyer Gate Systems (3 total)</u>	<u>District Share</u>
1. Performance and Payment Bonds and Insurance	\$ 163,653.00
2. Mobilization and Demobilization	\$ 381,857.00
3. Site Preparation and Access	\$ 75,000.00
4. Care of Water/Temporary Facilities	\$ 780,000.00
5. Removal and Disposal of Existing Gates	\$ 386,100.00
6. Tower Crane Foundations	\$ 300,000.00
7. Fabrication of Dewatering System	\$ 300,000.00
8. Dewatering Support Sleeves	\$ 250,000.00
9. Infill Concrete Modifications to Existing Structure	\$ 1,320,000.00
10. Demo Existing Mechanical Building and Equipment	\$ 50,000.00
11. New Mechanical Building and Foundation Slab	\$ 180,000.00
12. Electrical Feed from Utility Pole and Point of Delivery Protection	\$ 200,000.00

13.	50k Standby Generator, Pad, and Transfer Switch	\$	125,000.00
14.	Three Phase and Single Distribution Panels (One each)	\$	80,000.00
15.	Side Sealing (Epoxy Coating)	\$	108,000.00
16.	Strand (or Bar) Anchors	\$	565,500.00
17.	Relief Wells	\$	240,500.00
18.	Instrumentation	\$	90,000.00
19.	Flood Cleanup Allowance	\$	105,000.00
20.	Standby Time Delays	\$	300,000.00
	Subtotal	\$	6,000,700.00
	OH&P (15%)	\$	900,200.00
	Subtotal	\$	6,900,900.00
	Contingency (10%)	\$	690,100.00
	Subtotal	\$	7,591,000.00
	Estimate Accuracy Range (AACE CLASS 3, Project Maturity 10-40%) -15%	\$	6,452,350.00
	20%	\$	9,109,200.00

B.	<u>Direct Contract Items</u>		<u>District Share</u>
1.	Three (3) New Obermeyer Gates (Delivered to Site)	\$	3,604,700.00
2.	Obermeyer Gate Installation/Training/Startup	\$	1,487,450.00
3.	Tower Crane Supply (Delivery and Erection)	\$	1,116,000.00
4.	Utility Company Power Feed (from GVEC)	\$	294,000.00
	Subtotal	\$	6,503,000.00
	Contingency 5%	\$	325,150.00
	Subtotal	\$	6,828,200.00
	Estimate Accuracy Range (AACE CLASS 3, Project Maturity 10-40%) -5%	\$	6,486,743.00
	10%	\$	7,510,965.00
	Construction Subtotal	\$	14,419,200.00
	Cost Escalation Factor to January 2025	5%	\$ 721,000.00

Total Construction Costs	\$	15,140,200.00
Estimate Accuracy Range (AACE CLASS 3, Project Maturity 10-40%)	\$	13,586,047.00
Low Range		
High Range	\$	17,451,173.00

C.	<u>Other Budget Items</u>		<u>District Share</u>
1.	Structure Survey and Site Investigations	\$	225,000.00
2.	Engineering Design	\$	953,000.00
3.	SCADA (Remote Monitoring & Surveillance from Two Locations)	\$	250,000.00
4.	Construction Oversight and Quality Assurance	\$	454,206.00
5.	Resident Representation	\$	560,000.00
	Subtotal	\$	2,443,000.00

D.	<u>Non-construction Costs</u>		
1.	Financial Advisor Fees (1.42%)	\$	224,625.00
2.	Legal Fees (0.5%)	\$	152,200.00
3.	Attorney General Fee (0.07%)	\$	10,500.00
4.	CUSIP Fee	\$	2,210.00
5.	Rating Agency Fee	\$	80,000.00
6.	Paying Agent Registrar Fee	\$	800.00
7.	T.C.E.Q. Bond Issuance Fee (0.25%)	\$	39,600.00
8.	Bond Discount (2%)	\$	316,800.00
9.	Engineering T.C.E.Q. Application Fee	\$	40,000.00
10.	T.C.E.Q. Filing Fee	\$	500.00
11.	Miscellaneous	\$	75,000.00

Total Non-construction Costs	\$	942,235.00
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PROJECT REQUIREMENT	\$	20,836,408.00
(EXTERNAL FUNDING)	\$	(5,000,000.00)
TOTAL DISTRICT PROJECT REQUIREMENT	\$	15,836,408.00

TOTAL BOND ISSUE REQUIREMENT

\$ 15,840,000.00

B. All prerequisites to adoption of this Order and to the holding of the election called hereby in accordance with law, other than the notice of such election, have been met.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 THAT:

I.

An election shall be held within and for the District on November 7, 2023, at which election there shall be submitted to the duly qualified resident electors of the District the following propositions:

PROPOSITION A

SHALL THE BOARD OF DIRECTORS (THE “BOARD”) OF MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 (THE “DISTRICT”) BE AUTHORIZED TO ISSUE BONDS OF THE DISTRICT IN ONE OR MORE ISSUES OR SERIES, MATURING SERIALLY OR OTHERWISE OVER A PERIOD NOT TO EXCEED 40 YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT A RATE NOT TO EXCEED THE MAXIMUM AUTHORIZED BY LAW AT THE TIME SUCH BONDS ARE ISSUED (IN WHOLE OR ANY PART THEREOF), ALL AS MAY BE DETERMINED BY THE BOARD, IN THE MAXIMUM AMOUNT OF \$15,840,000, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, FOR THE PURPOSE OF CONTROL, STORAGE, PRESERVATION, AND DISTRIBUTION OF ITS WATER AND FLOODWATER AND RIVERS AND STREAMS FOR IRRIGATION, POWER, AND ALL OTHER USEFUL PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE STUDY, PURCHASE, CONSTRUCTION, ACQUISITION, DEVELOPMENT, DESIGN, IMPROVEMENT, REPAIR AND REPLACEMENT OF NOLTE DAM, ITS SPILLGATE FACILITIES, AND ALL RELATED WORKS, STRUCTURES, EQUIPMENT, FACILITIES, APPLIANCES, IMPROVEMENTS, ACQUISITION, CONSTRUCTION, COMPLETION, CARRYING OUT, PROTECTION, AND CONTRACT RIGHTS NECESSARY OR CONVENIENT THEREFOR, IN ORDER TO CONTROL, DIVERT, ABATE, CONDUCT, AND AMEND LOCAL STORM WATERS OR OTHER HARMFUL EXCESSES OF WATERS OF MEADOW LAKE, AS WELL AS ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO (THE CURRENTLY INTENDED PROJECTS BEING DESCRIBED IN THE ENGINEER’S REPORT FILED IN THE OFFICE OF THE DISTRICT), AND THE BOARD SHALL HAVE THE OPTION TO (I) UTILIZE OTHER FUNDS AVAILABLE FOR SUCH PURPOSES OR (II) ABANDON SUCH INDICATED IMPROVEMENTS THAT ARE RELIANT, IN PART, ON EXTERNAL SOURCES OF FUNDING THAT (FOR WHATEVER REASON) DO NOT MATERIALIZE OR BECAUSE UNFORESEEN CHANGES IN FACT OR CIRCUMSTANCES MAKE THE ANTICIPATED EXPENDITURE NO LONGER WISE OR NECESSARY (AS DETERMINED BY THE BOARD), AND PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST AND REDEMPTION PRICE ON ALL OF SUCH BONDS BY THE LEVY AND

COLLECTION ANNUALLY OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, INCLUDING PARTICULARLY (BUT NOT BY WAY OF LIMITATION) CHAPTERS 49 AND 51 OF THE TEXAS WATER CODE, TOGETHER WITH ALL AMENDMENTS AND ADDITIONS THERETO?

PROPOSITION B

SHALL THE BOARD OF DIRECTORS (THE “*BOARD*”) OF MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 (THE “*DISTRICT*”) BE AUTHORIZED TO ISSUE REFUNDING BONDS OF THE DISTRICT IN ONE OR MORE ISSUES OR SERIES, MATURING SERIALY OR OTHERWISE OVER A PERIOD NOT TO EXCEED 40 YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT A RATE NOT TO EXCEED THE MAXIMUM AUTHORIZED BY LAW AT THE TIME SUCH BONDS ARE ISSUED (IN WHOLE OR ANY PART THEREOF), ALL AS MAY BE DETERMINED BY THE BOARD, IN THE MAXIMUM AMOUNT OF \$15,840,000, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, FOR THE PURPOSE OR PURPOSES OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF ANY BONDS OR REFUNDING BONDS OF THE DISTRICT AUTHORIZED BY ARTICLE 16, SECTION 59 OF THE TEXAS CONSTITUTION, PAYABLE IN WHOLE OR IN PART FROM TAXES, WHETHER HEREUNDER, ON EVEN DATE HERewith, OR HEREAFTER AUTHORIZED OR ISSUED BY THE DISTRICT, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON SUCH REFUNDING BONDS BY THE LEVY AND COLLECTION OF TAXES, AS WELL AS ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO, WITHOUT LIMIT AS TO RATE OR AMOUNT, UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

PROPOSITION C

SHALL THE BOARD OF DIRECTORS OF MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 BE AUTHORIZED TO ASSESS, LEVY AND COLLECT AN ANNUAL MAINTENANCE TAX NOT TO EXCEED \$0.12 ON EACH \$100 VALUATION OF ALL TAXABLE PROPERTY WITHIN SAID DISTRICT TO SECURE FUNDS FOR OPERATION AND MAINTENANCE AND OTHER AUTHORIZED PURPOSES, INCLUDING, BUT NOT LIMITED TO, FUNDS FOR PLANNING, CONSTRUCTING, ACQUIRING, MAINTAINING, REPAIRING, AND OPERATING ALL NECESSARY LAND, FACILITIES, IMPROVEMENTS, APPLIANCES, AND EQUIPMENT OF SUCH DISTRICT, AND FOR THE PAYMENT OF PROPER SERVICES, ENGINEERING AND LEGAL FEES, AND ORGANIZATION AND ADMINISTRATIVE EXPENSES, ALL AS HERETOFORE OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

II.

A. As authorized by Chapter 31 and Chapter 271 of the Texas Election Code, the elections shall be conducted by Guadalupe County, Texas, pursuant to the Interlocal Joint Election Agreement (the “Contract for Election Services”). The District hereby appoints Lisa Hayes, Guadalupe County Elections Administrator (the “Election Administrator”), to perform or to supervise the performance of any and all of the duties or responsibilities related to the conduct of the elections, as further specified in the Contract for Election Services.

B. Except as otherwise provided herein, the presently existing boundaries and territory of the Guadalupe County Election Precincts that are wholly or partially within the boundaries of the District are hereby designated and established as the voting precincts for the District for the Election. The officers of the Election shall be those qualified individuals provided for by Guadalupe County under the Contract for Election Services.

C. Any qualified voters of the District shall be permitted to vote in person in the election at the designated polling places established by Guadalupe County. The election shall be held and conducted in accordance with the provisions of the Texas Election Code, as amended, except as modified by the provisions of the Texas Water Code, as amended, and as may be required by law.

D. On Election Day, the polls shall be open at the location and during the times designated on *Exhibit A* attached hereto.

E. Early voters may vote at any of Early Voting Locations as designated by the County designated on *Exhibit B* attached hereto. The Elections Administrator shall serve as the Early Voting Clerk, as designated by the Guadalupe County. Applications for early voting ballots may be directed to Elections Administrator at Guadalupe County Clerk, Attn: Elections Administrator, 215 S. Milam, Seguin, Texas 78155, no later than close of business on October 27, 2023.

F. In accordance with Section 61.012(a), Texas Election Code, voting shall be conducted by an electronic voting system adopted by resolution of the Commissioners Court of Guadalupe County, Texas, which has been certified by the Texas Secretary of State as complying with the requirement for an accessible voting system. Such voting system is described in the Contract for Election Services and by this reference made a part hereof. The Board hereby adopts the use of the accessible voting system described above as part of its election practices for this election and subsequent elections, until and unless such procedure is changed by formal action of the Board.

III.

The ballots shall conform to the requirements of the Texas Election Code and be prepared and made available to voters in the English and Spanish languages. The form of the ballot shall be substantially as follows, subject to such formatting and non-substantive revisions as may be necessary or required by the Elections Administrator:

MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
BOND AND MAINTENANCE TAX ELECTION
November 7, 2023

OFFICIAL BALLOT

Place an "X" in the square beside the statement indicating the way you wish to vote.

MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 PROPOSITION A

FOR

THE ISSUANCE OF UP TO \$15,840,000 IN TOTAL PRINCIPAL AMOUNT OF BONDS FOR THE NOLTE DAM, INCLUDING ITS SPILLGATE FACILITIES, AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS

AGAINST

MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 PROPOSITION B

FOR

THE ISSUANCE OF UP TO \$15,840,000 IN TOTAL PRINCIPAL AMOUNT OF REFUNDING BONDS TO REFUND BONDS FOR THE NOLTE DAM, INCLUDING THE SPILLGATE FACILITIES, AND ANY REFUNDING BONDS RELATED THERETO, AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS

AGAINST

MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 PROPOSITION C

FOR

AN OPERATION AND MAINTENANCE TAX NOT TO EXCEED TWELVE CENTS (\$0.12) PER ONE HUNDRED DOLLARS (\$100) VALUATION OF TAXABLE PROPERTY

AGAINST

IV.

This Order shall constitute the order for the calling of the Election and shall also constitute notice of the Election. The Election Agent is hereby authorized and directed to cause notice of the Election to be given by posting copies of this Order at the public places used for the posting of meeting notices of the District, including but not limited to the public place within the District designated by the Board for the posting of meeting notices of the District, and at two other public places within the boundaries of the District, with said postings to be completed not later than twenty-one (21) days before Election Day (unless said day is a Saturday, Sunday or official state holiday and in which case it shall be posted on the next regular business day). Additionally, the Election Agent is hereby authorized and directed to cause this Order

to be posted in a prominent location at each polling place on Election Day and during early voting by personal appearance. In all such instances, copies of this Order shall be posted in the English and Spanish languages.

V.

The Election shall be held and conducted and returns made to this Board in accordance with the constitution and the laws of the State of Texas, including but not limited to, applicable provisions of the Texas Election Code and the Texas Water Code.

With regard to the bonds to be authorized at the Election, the following statements are made solely to comply with the requirements of Section 3.009(b), Texas Election Code:

- (a) The proposition language that will appear on the ballot is set forth under Section III hereof.
- (b) The purposes for which the bonds are to be authorized are described, respectively in Propositions A and B under Section I hereof.
- (c) The maximum aggregate original principal amounts of bonds to be authorized are described, respectively in Propositions A and B under Section I hereof.
- (d) Should the issuance of the bonds described in Propositions A and B under Section I hereof be authorized, the Board shall be authorized to issue such bonds and to levy a sufficient tax, without limit as to rate or amount, upon all taxable property within the District to provide for the payment of the principal of and the interest on such bonds.
- (e) Should the issuance of the bonds described in Propositions A and B under Section I hereof be authorized, it is estimated that, based on the market conditions as of the date hereof, the District will assess, levy and collect a total annual debt service tax of \$0.90 on each \$100 valuation of all taxable property within the District to provide for the payment of the principal of and the interest on such bonds. As used herein, the term "market conditions" takes into consideration a number of factors which are not subject to the reasonable control of the District, including, by way of example and without limitation, the capital improvement needs of the District and the costs of such improvements, the development of the property within the District, the valuation of taxable property within the District, the prevailing demographic and housing market conditions affecting the District, the prevailing economic conditions affecting the District, the market conditions affecting the sale of such bonds, and the economic feasibility rules of the TCEQ promulgated under Section 293.59 of Title 30, Texas Administrative Code. Accordingly, the District cannot and does not make any representation, warranty or guarantee herein that such market conditions will continue unchanged after the date hereof, or exist as of the date of the actual issuance of any such bonds.
- (f) The maximum maturity date of any issuance of the bonds to be authorized is described, respectively, Propositions A and B under Section I hereof.
- (g) The aggregate amount of the outstanding principal of the District's public securities as defined by Section 1201.002, Texas Government Code, was \$0.00 as of the date hereof.

- (h) The aggregate amount of the outstanding interest on the District's public securities was \$0.00 as of the date hereof.
- (i) As of the date hereof, the ad valorem debt service tax rate of the District is \$0.00 per \$100 valuation of taxable property.
- (j) The Board officially finds, determines and declares that, as of the date hereof, there are fewer than two hundred and fifty (250) registered voters within the District, and therefore, no voter information document must be prepared under Section 1251.052(b), Texas Government Code.

VI

The Board hereby reserves the right to amend or supplement this Order as deemed necessary and appropriate. The Board further reserves the right to cancel the Election or remove one or more of the aforesaid Propositions from the ballot in accordance with Section 49.112, Texas Water Code.

VII

Unless expressly provided otherwise, all references herein to the constitution of the State of Texas, the Act, Texas Election Code, Texas Water Code, or any other special or general laws of the State of Texas shall mean and refer to the constitution or such laws as amended and in effect as of the date this Order is passed and adopted.

VIII.

A. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Order for all purposes and are adopted as a part of the judgment and findings of the Board.

B. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Order are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters ordered herein.

C. This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

D. It is officially found, determined, and declared that the meeting at which this Order is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Order, was given, all as required by Chapter 551, as amended, Texas Government Code.

E. If any provision of this Order or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Order and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Order would have been enacted without such invalid provision.

F. This Order shall be in force and effect from and after its final passage, and it is so ordered.

G. Jane Maher is hereby appointed as the District's designated election agent (the "Election Agent") to perform election duties required pursuant to the provisions of Section 31.123, Texas

Election Code, and Section 49.109, Texas Water Code. The duration of appointment of such Election Agent shall be from August 22, 2022, until a successor is appointed, and the office hours of such Election Agent shall be from 9:00 a.m. to 5:00 p.m. daily, except Saturdays, Sundays or official state holidays. True and correct copies of all documents and materials pertaining to the Election shall be maintained on file in the office of the Election Agent at 1301 McKinney St. Ste 5100, Houston, Harris County, Texas 77010, open to inspection by the public or any person interested therein.

H. The President or Vice President and Secretary or any Assistant Secretary of the Board are hereby authorized to evidence adoption of this Order and directed to do any and all things legal and necessary in connection with the holding and consummation of such election and to carry out the intent hereof.

* * *

Exhibit A
NOVEMBER 7, 2023
GENERAL & SPECIAL ELECTIONS
Election Day Polling Locations
Polls Open from 7:00 a.m. to 7:00 p.m.

Guadalupe County will be using Vote Centers for the November 7, 2023 Elections.
Any Guadalupe County registered voter can vote at any Guadalupe County
Election Day Location, regardless of the precinct in which they reside.

VC #1	McQueeney Lions Club , 3211 FM 78, McQueeney
VC #2	New Life Fellowship, 16489 Texas Hwy 123, Seguin
VC #3	Seguin ISD Admin Bldg., 1221 E. Kingsbury, Seguin
VC #4	Forest Hills Baptist Church, 8251 FM 1117, Seguin
VC #5	Justice of the Peace Court, Pct 1, 2405 E. US Hwy 90, Seguin
VC #6	Kingsbury United Methodist Church, 7035 FM 2438, Kingsbury
VC #7	Brick and Blossom Event Center (Staples Baptist Church), 10020 FM 621, Staples
VC #8	Maranatha Fellowship Hall, 2356 S. Hwy. 80, Luling
VC #9	TLU Alumni Student Center, Conference Rooms A/B, 1109 University St., Seguin
VC #10	Redemptive Grace Ministries, 2240 FM 725, New Braunfels
VC #11	McQueeney VFW Post 9213, 275 Gallagher, McQueeney
VC #12	Columbus Club of Seguin, 1015 S. Austin Street, Seguin
VC #13	Our Lady of Guadalupe Church Annex, 730 N. Guadalupe St. Seguin
VC #15	American Legion Hall, 618 E. Kingsbury, Seguin
VC #16	Geronimo Community Center, 280 Navarro Dr, Geronimo
VC #17	St. Joseph's Mission , 5093 Redwood Rd., San Marcos
VC #18	The Silver Center, 510 E. Court St., Seguin
VC #19	Friedens Church, 2555 Friedens Church Rd, Seguin (Previously CTTC)
VC #20	Cross Church, 814 N. Bauer, Seguin
VC #21	Santa Clara City Hall, 1653 N. Santa Clara Rd., Santa Clara
VC #22	Marion Dolford Learning Center, 200 W. Schlather Lane, Cibolo
VC #24	Schertz United Methodist Church, 3460 Roy Richard Dr., Schertz
VC #25	Selma City Hall, 9375 Corporate Dr., Selma
VC #26	Crosspoint Fellowship Church, 2600 Roy Richard Drive, Schertz
VC #27	Immaculate Conception Catholic Church, 212 N. Barnett St., Marion
VC #28	Schertz Community Center, 1400 Schertz Parkway, Schertz
VC #29	Mikulski Hall, 509 Schertz Pkwy, Schertz
VC #30	Schertz Community Center North, 3501 Morning Dr., Cibolo
VC #32	New Berlin City Hall, 9180 FM 775, New Berlin
VC #33	NBISD Transportation Bldg, 2621 Klein Way, New Braunfels
VC #34	Cibolo Fire Station #2, 3864 Cibolo Valley Drive, Cibolo
VC #35	Living Waters Worship Center, 3325 N. State Hwy 46, Seguin

Exhibit B
NOVEMBER 7, 2023
(7 DE NOVIEMBRE, 2023)

GENERAL AND SPECIAL ELECTIONS
(ELECCION GENERALES Y ESPECIALES)

Early Voting Dates and Hours
(Fechas y Horarios de Votación Anticipada)

Monday, October 23rd through Friday, October 27th, 2023.....8:00 a.m. to 5:00 p.m.
Lunes, 23 de Octubre hasta el Viernes, 27 de Octubre de 2023.....8:00 de la mañana a las 5:00 de la tarde

Saturday, October 28th, 2023.....7:00 a.m. to 7:00 p.m.
Sabado, 28 de Octubre de 2023.....7:00 de la mañana a las 7:00 de la tarde

Sunday, October 29th, 2023.....12:00 p.m. to 6:00 p.m.
Domingo, 29 de Octubre de 2023.....12:00 de la tarde a las 6:00 de la tarde

Monday, October 30th through Friday, November 3rd, 2023.....7:00 a.m. to 7:00 p.m.
Lunes, 30 de Octubre de 2023 hasta el Viernes, 3 de Noviembre de 2023.....7:00 de la mañana a las 7:00 de la tarde

Main Early Voting Polling Location
(Lugar Principal de Votación Anticipada)

SEGUIN ELECTIONS OFFICE
215 S. Milam St., Seguin, TX 78155
830-303-6363

Emergency and Limited ballots available only at the main location. *(Boletas limitadas y de emergencia solamente están disponibles en este lugar.)*

Locations of Branch Early Voting Polling Locations
(Lugar de las Sucursales de Votación para la Votación Anticipada)

CIBOLO FIRE STATION #2	3864 Cibolo Valley Dr., Cibolo, TX 78108
*FRIEDENS CHURCH	2555 Friedens Church Rd., Seguin, TX 78155
REDEMPTIVE GRACE MINISTRIES	2240 FM 725, New Braunfels, TX 78130
NEW BERLIN CITY HALL	9180 FM 775, New Berlin, TX
*SCHERTZ COMMUNITY CENTER	1400 Schertz Parkway, Schertz, TX 78154

Applications for Ballot by Mail shall be mailed to: *(Las solicitudes para boletas que se votaran adelantada por correo deberan enviarse a:)* Lisa Hayes, Early Voting Clerk, 215 S. Milam St, Seguin, Texas 78155 or P. O. Box 1346, Seguin, TX 78156-1346. earlyvotingclerk@co.guadalupe.tx.us

Applications for Ballots by Mail must be received no later than the close of business on October 27, 2023.
(Las solicitudes para boletas que se votaran adelantada por correo deberan recibirse para el fin de las horas de negocio el 27 de Octubre 2023.

**Early Voting Location Change*

Exhibit C

VOTER INFORMATION DOCUMENT

Meadow Lake Water Control and Improvement District No. 1 Proposition A:

<input type="checkbox"/> FOR <input type="checkbox"/> AGAINST	“THE ISSUANCE OF UP TO \$15,840,000 IN TOTAL PRINCIPAL AMOUNT OF BONDS FOR THE NOLTE DAM, INCLUDING ITS SPILLGATE FACILITIES, AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS.”
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principal of debt obligations to be authorized	\$15,840,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 4.5%	\$12,570,000
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 40 years	\$28,410,000
as of the date the election was ordered, principal of all outstanding debt obligations	\$0.00
as of the date the election was ordered, the estimated interest on all outstanding debt obligations	0%
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 40 years	\$28,410,000
estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved This figure assumes the amortization of the District’s debt obligations, including outstanding debt obligations and the proposed debt obligation; changes in estimated future appraised values within the District; and the assumed interest rate on the proposed debt obligations.	\$900.00

VOTER INFORMATION DOCUMENT

Meadow Lake Water Control and Improvement District No. 1 Proposition B:

<input type="checkbox"/> FOR <input type="checkbox"/> AGAINST	“THE ISSUANCE OF UP TO \$15,840,000 IN TOTAL PRINCIPAL AMOUNT OF REFUNDING BONDS TO REFUND BONDS FOR THE NOLTE DAM, INCLUDING THE SPILLGATE FACILITIES, AND ANY REFUNDING BONDS RELATED THERETO, AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS .”
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principal of debt obligations to be authorized	\$15,840,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 4.5%	\$12,570,000
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 40 years	\$28,410,000
as of the date the election was ordered, principal of all outstanding debt obligations	\$0.00
as of the date the election was ordered, the estimated interest on all outstanding debt obligations	0%
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 40 years	\$28,410,000
estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved This figure assumes the amortization of the District’s debt obligations, including outstanding debt obligations and the proposed debt obligation; changes in estimated future appraised values within the District; and the assumed interest rate on the proposed debt obligations.	\$0.00