

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

October 24, 2022

The Board of Directors (the "Board") of Mayde Creek Municipal Utility District (the "District") met in regular session, open to the public, on the 24th day of October, 2022, at the Mayde Creek Event Center, 19600 Misty Cove, Katy, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Willie Jo Reynolds	President
Cyrus Dumas	Vice President
Betty Mancia Alvarenga	Secretary
Jessica Graham	Director
Lee Crenshaw	Director

and all the above were present, except Directors Reynolds and Graham, thus constituting a quorum.

Also present at the meeting were: Kristen Scott of Bob Leared Interests; Bart Downum of Environmental Development Partners, LLC ("EDP"); Kelly Wilkinson of IDS Engineering Group ("IDS"); Dale Anzalone of Flock Safety; Tonie Pettit, building manager; Kevin Atkinson of Texas Pride ("Texas Pride"); Claudia Redden of Claudia Redden & Associates; and Allison Leatherwood and Kia Fields of Allen Boone Humphries Robinson, LLP.

PUBLIC COMMENTS

Director Dumas offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Dumas moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the September 26, 2022, regular meeting. After review and discussion, Director Crenshaw moved to approve the minutes of the September 26, 2022, regular meeting. Director Alvarenga seconded the motion, which passed unanimously.

SECURITY REPORT

The Board reviewed and discussed the security report.

DISCUSS FLOCK SAFETY AND AUTHORIZE APPROPRIATE ACTION

Mr. Anzalone presented and reviewed a proposal for Flock Safety cameras for six cameras for a two-year term, a copy of which is attached. He recommended that the District install six cameras. He stated that the cost of cameras is \$2,500.00 per camera per year, with a one-time installation fee of \$350.00 per camera. Mr. Anzalone responded to the Board's questions and comments. After review and discussion, the Board tabled action, pending discussion with the absent Directors.

DISCUSS SERVICE AGREEMENT WITH ITECH MONITORING ("ITECH") FOR SECURITY CAMERAS AND ALARM SYSTEM

Director Dumas gave an update of the installation of the security cameras and alarm system. He stated that a final walk through with iTech is pending. The Board requested the final payment to iTech be held until confirmation from Direct Dumas that the work is complete.

REPORT ON LANDSCAPE MAINTENANCE

Ms. Pettit reported on landscape maintenance in the District.

PARK AND TRAIL REPORT, INCLUDING PARK AND BUILDING MAINTENANCE; EXERCISE EQUIPMENT

The Board reviewed the Park Maintenance Report, a copy of which is attached.

TAX ASSESSMENT AND COLLECTION

Ms. Scott reviewed the tax assessor/collector's report, including a list of bills submitted for payment and list of delinquent taxpayers, a copy of which is attached.

After review and discussion, Director Crenshaw moved to approve the tax assessor collector's report and authorize payment of the bills submitted. Director Alvarenga seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF THE AMENDMENT TO INFORMATION FORM

Ms. Scott stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2022 total tax rate of \$0.72.

Ms. Leatherwood opened the public hearing. There being no comments from the public, Ms. Leatherwood closed the public hearing.

Ms. Leatherwood presented an Order Levying Taxes reflecting the proposed 2022 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Harris County.

After review and discussion, Director Crenshaw moved to: (1) adopt the Order Levying Taxes reflecting a total 2022 tax rate of \$0.72 per \$100 of assessed valuation, comprised of \$0.33 to pay debt service on water, sewer, and drainage bonds, and \$0.39 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Alvarenga seconded the motion, which passed by unanimous vote.

DELINQUENT TAX MATTERS

There was no discussion on this agenda item.

PAYMENT IN LIEU OF TAXES LETTER NOTIFICATIONS

Ms. Leatherwood stated that letters and invoices will be sent to Shield Air Solutions and Petroleum Wholesale for the 2022 payment in lieu of taxes.

REGIONAL WASTEWATER TREATMENT PLANT ("WWTP") FINANCIAL AND BOOKKEEPING MATTERS, AND PAYMENT OF THE BILLS AND REVIEW OF INVESTMENTS

The Board reviewed the regional WWTP bookkeeper's report, a copy of which is attached, and the bills submitted for payment. After review and discussion, the Board concurred to accept the regional WWTP bookkeeper's report and the bills submitted for payment.

FINANCIAL AND BOOKKEEPING

Ms. Redden presented and reviewed the District's bookkeeper's report, a copy of which is attached, and the bills submitted for payment. After review and discussion, Director Crenshaw moved to approve the bookkeeper's report, and the checks presented for payment. Director Alvarenga seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Downum presented and reviewed the Operator's Report, a copy of which is attached, including system repairs and maintenance. He reported on pending and completed repairs and improvements to the District's water and sanitary sewer systems.

The Board directed EDP to include a notice in the District's utility bill regarding the holiday schedule for garbage and recycling services.

After review and discussion, Director Crenshaw moved to approve the operator's report. Director Alvarenga seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board reviewed the list of delinquent accounts. Mr. Downum informed the Board that the residents on the termination list were delinquent in payment of their utility bills and had been given written notification prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and show reason why utility services should not be terminated for reason of nonpayment. The Board conducted a hearing regarding water and sewer service termination. Following review and discussion, Director Crenshaw moved that, because the customers on the list were not present at the meeting, nor had presented any written statement on the matter, all utility services should be terminated, if their utility bills are not paid in accordance with the District's Amended Rate Order. The motion was seconded by Director Alvarenga, which passed unanimously.

ENGINEERING MATTERS

Ms. Wilkinson reviewed the engineering report, a copy of which is attached.

Ms. Wilkinson gave an update on the renewal of the District's Wastewater Discharge Permit (the "Permit") to the Texas Commission on Environmental Quality ("TCEQ").

Ms. Wilkinson reported that the Wastewater Treatment Plant LED Lighting Upgrade project is complete.

Ms. Wilkinson updated the Board regarding the Regional Trunk Sewer Lines Cleaning and Televising and reviewed and recommended approval of Pay Estimate No. 3 and Final in the amount of \$4,054.09, payable to CSI Consolidated, LLC dba AIMS Companies. She also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities.

Ms. Wilkinson reviewed the plans and specifications and requested the Board authorize IDS to advertise for bids for the Detention Basin Pilot Channel Desilting Project.

SITE DEVELOPMENT REQUESTS AND UTILITY COMMITMENT LETTERS

There was no discussion on this matter.

DEEDS AND EASEMENTS

There were no deeds or easements presented to the Board.

ASSET MANAGEMENT PLAN

There was no discussion on this matter.

After review and discussion, Director Crenshaw moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 3 and Final in the amount of \$4,054.09, and to accept the facilities; and (3) approve the plans and specifications and to authorize the engineer to advertise for bids for the Detention Basin Pilot Channel Desilting Project. Director Alvarenga seconded the motion, which passed unanimously.

BUILDING MANAGER'S REPORT AND BUILDING MATTERS

Ms. Pettit presented and reviewed the Building Manager's Report, a copy of which is attached.

After discussion, Director Crenshaw moved to accept the Building Manager's Report. Director Alvarenga seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no report on this agenda item.

REPORTS FROM DIRECTORS

There was no report on this agenda item.

GARBAGE SERVICES

Ms. Pettit reported that Texas Pride has not repaired the garbage gate that was damaged during a service pick up.

Mr. Atkinson updated the Board regarding garbage matters in the District. Discussion ensued.

The Board deferred considering the Texas Prides' increase request at the next Board meeting.

AGENDA ITEMS FOR NEXT BOARD MEETING

Ms. Leatherwood stated the next Committee will be held on November 3, 2022.

Ms. Leatherwood said that the next Board meeting is scheduled to be held on November 28, 2022.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS PENDING OR CONTEMPLATED LITIGATION, OR SETTLEMENT OFFER

The Board convened in executive session at 6:45 p.m., pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with the District's attorney to discuss pending or contemplated litigation, or settlement offer. Ms. Leatherwood and Ms. Fields were also present.

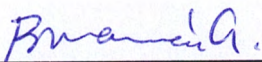
RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING PENDING OR CONTEMPLATED LITIGATION, OR A SETTLEMENT OFFER

The Board reconvened in open session at 6:47 p.m.

Director Crenshaw moved to (1) approve a legal services engagement letter with Feldman & Feldman; and (2) direct that the legal services engagement letter be filed appropriately and retained in the District's official records. Director Alvarenga seconded the motion, which passed unanimously.

There being no further business to come before the Board, Director Crenshaw moved to adjourn the meeting. Director Alvarenga seconded the motion, which passed unanimously.




Secretary, Board of Directors

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