

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

September 23, 2024

The Board of Directors (the "Board") of Mayde Creek Municipal Utility District (the "District") met in regular session, open to the public, on the 23rd day of September 2024, 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:

Cyrus Dumas	President
Jessica Graham	Vice President
Betty Mancia Alvarenga	Secretary
Lee Crenshaw	Director
Erwin Sanchez	Director

and all the above were present, thus constituting a quorum.

Also present at the meeting were: Deputy Giovanni Ruiz of the Harris County Sheriff's Office; Bob Manning of Boston Fern; Michael Murr of Murr Incorporated; Kristen Scott of Bob Leared Interests; Claudia Redden of Claudia Redden & Associates; Bart Downum of INFRAMARK; Matt Carpenter of IDS Engineering Group ("IDS"); Tonie Pettit, building manager; and Allison Leatherwood and Arlene Catalan of Allen Boone Humphries Robinson, LLP.

Also present via telephone was: Craig Rathmann of Rathmann & Associates, LP.

PUBLIC COMMENTS

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

MINUTES

The Board considered approving the minutes of the August 26, 2024, regular meetings. After review and discussion, Director Crenshaw moved to approve the minutes of the August 26, 2024, regular meetings, as amended. Director Alvarenga seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy Ruiz reviewed the security report. Discussion ensued regarding activities around the District. After review and discussion, Director Crenshaw moved

to accept the security report. Director Alvarenga seconded the motion, which passed unanimously.

Ms. Leatherwood reported that the Interlocal Agreement for Law Enforcement Services with Harris County has not been received.

REPORT ON LANDSCAPE MAINTENANCE

Mr. Manning reported on landscape maintenance in the District.

Mr. Manning reported that the motor for the Building's pond is damaged and requested authorization to replace the motor in the amount not to exceed \$1,000.00.

After discussion, Director Graham moved to: (1) accept the landscape maintenance report; and (2) authorize the replacement of the pond's motor at a cost not to exceed \$1,000.00. Director Crenshaw seconded the motion, which passed unanimously.

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

Mr. Murr presented and reviewed the Park Maintenance Report, a copy of which is attached.

Mr. Murr reported that he expects the dead trees along the connector trail to be removed by the end of the week.

Mr. Murr reported that the liners for the trash receptacles have been replaced.

Mr. Murr reported that the graffiti located on the District trail signs and outfalls has been removed.

Director Sanchez reported on flashing lights in the North Park. Mr. Murr stated that he would look into the matter.

After review and discussion, Director Graham moved to approve the Park Maintenance Report. Director Crenshaw seconded the motion, which passed unanimously.

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

DELINQUENT TAX MATTERS

The Board reviewed the delinquent tax report from Perdue, Brandon, Fielder, Collins and Mott, L.L.P. ("Perdue Brandon"), a copy of which is attached. After review and discussion, Director Graham moved to authorize termination of water service to property with delinquent tax accounts if payment is not received after a final notice is provided to the property owner and a water termination notice is placed on the door. Director Crenshaw seconded the motion, which passed unanimously.

DISCUSS 2024 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2024 tax rate. Mr. Rathmann reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2024 water, sewer, and drainage debt service tax rate of \$0.29 per \$100 of assessed valuation, based on the District's initial 2024 certified value of \$414,272,982, plus \$29,790,591 representing the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate and upcoming projects. Ms. Leatherwood discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Graham moved to: (1) set the public hearing date for October 28, 2024; and (2) authorize the tax assessor/collector to publish notice in *The Katy Times* of the District's meeting on October 28, 2024, to set the proposed 2024 total tax rate of \$0.68 per \$100 of assessed valuation. Director Crenshaw seconded the motion, which passed unanimously.

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, Director Graham moved to accept the regional WWTP bookkeeper's report and the bills submitted for payment. Director Crenshaw seconded the motion, which passed unanimously.

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.

Ms. Redden requested approval of additional check no. 3175 in the amount of \$8,323.05 to Satonya D. Petitt and additional check no. 1019 in the amount of \$5,000.00 to Omnicap Group LLC.

After review and discussion, Director Graham moved to: (1) approve the bookkeeper's report and the checks presented for payment; and (2) approve additional check nos. 3175 and 1019, as discussed. Director Alvarenga seconded the motion, which passed unanimously.

INVESTMENT POLICY

The Board reviewed the District's Investment Policy to determine if any amendments were necessary. After review and discussion, Director Graham moved to make no changes to the Investment Policy and to adopt a Resolution Regarding Annual Review of Investment Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Alvarenga seconded the motion, which passed by unanimous vote.

REVIEW, REVISE AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board considered adopting a Resolution Establishing the Authorized Depository Institutions and Adopting a List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions incorporating an updated list of broker/dealers provided by the District's bookkeeper.

After review and discussion, Director Graham moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Alvarenga seconded the motion, which passed by unanimous vote.

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.

Mr. Downum presented and reviewed proposals for an emergency alert messaging system. The Board discussed the options and requested additional information on the proposal from The Texas Network.

After review and discussion, Director Graham 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 Graham 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

Mr. Carpenter reviewed the engineering report, a copy of which is attached.

Mr. Carpenter reported that the Well No. 2 emergency repair is anticipated to be complete by the end of the week.

Mr. Carpenter updated the Board regarding the water plant improvement project. The Board discussed the benefits of both a welded steel ground storage tank and a prestressed concrete ground storage tank. Mr. Carpenter and Mr. Downum responded to Board's questions and comments. The Board discussed replacement of both Ground Storage Tanks Nos. 1 and 2. Mr. Carpenter stated that IDS would prepare cost estimates for the welded steel and prestressed concrete options.

Mr. Carpenter reported on water plant no. 1 ground storage tank no. 2 inspection.

Mr. Carpenter reported the Lead and Copper Rule requirement is underway.

SITE DEVELOPMENT REQUESTS AND UTILITY COMMITMENT LETTERS

There was no report under this agenda item.

REGIONAL WASTEWATER TREATMENT PLANT ADVISORY COMMITTEE

Mr. Carpenter stated that the next Advisory Committee meeting is scheduled for November 7, 2024.

DEEDS AND EASEMENTS

There were no deeds or easements presented to the Board.

ASSET MANAGEMENT PLAN

There was no discussion on this matter.

Mr. Carpenter reported that the contractor for the North Park Pedestrian Bridge Replacement project anticipates mobilizing in November.

After review and discussion, Director Graham moved to: (1) approve the engineer's report; and (2) approve the replacement of Ground Storage Tanks Nos. 1 and 2, pending receipt and review of cost estimates for both welded steel and prestressed concrete options. Director Crenshaw 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.

Ms. Pettit reported that KONE Elevators and Escalators of Houston is working on the repairs to the Building's elevator telephone.

Ms. Pettit reported that the gate to the Building's dumpster continues to not be closed by Republic Services.

Ms. Pettit reported that iTech Monitoring, Inc. has finalized the building fire alarm inspection.

Ms. Pettit updated the Board regarding plans for National Night Out.

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

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA")

Ms. Leatherwood noted that the WHCRWA notice of its 2025 fees indicated that there is no anticipated fee increase.

REPORTS FROM DIRECTORS

There was no discussion on this agenda item.

GARBAGE MATTERS

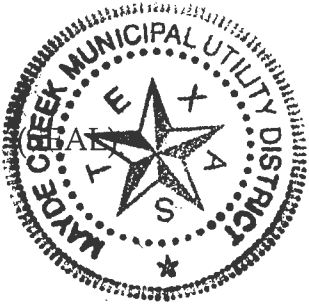
There was no discussion on this agenda item.

AGENDA ITEMS FOR NEXT BOARD MEETING

Ms. Leatherwood stated the next Committee meeting will be held on November 7, 2024, and the next Board meeting is scheduled to be held on October 28, 2024.

The Board sang "Happy Birthday" to Director Graham.

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



A handwritten signature in cursive script, appearing to read "B. Mancini", is written above a horizontal line.

Secretary, Board of Directors

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