

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

June 23, 2025

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 June 2025, 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: Gerardo Nerio, property owner in the District; Ken Farrar of Best Trash, LLC; Deputy S. Wiley of Harris County Sheriff's Office; Kristen Scott of Bob Leared Interests; Claudia Redden of Claudia Redden & Associates; Justin Ubernosky of INFRAMARK; Roy Ward and Matthew Carpenter of IDS Engineering Group; and Allison Leatherwood and Arlene Catalan of Allen Boone Humphries Robinson, LLP.

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment.

Mr. Nerio addressed the Board and said that he owns four rental properties in the District. He stated that throughout the years he has provided his portion of the deposit to set up a renter's water services for all his properties, as required by the District's Rate Order, but has never been reimbursed for unused deposit funds after a renter moved out. Mr. Nerio stated that he contacted INFRAMARK regarding the matter and was told that he would receive \$280.00 but never did. He stated that after months of following up with INFRAMARK he was directed to attend a Board meeting and make an appeal to the Board. Mr. Nerio stated that he believes none of his renters left an unpaid water utility bill before moving out. Discussion ensued. After review and discussion, the Board directed INFRAMARK to look into the matter and ensure Mr. Nerio is reimbursed for any unused deposit funds.

GARBAGE MATTERS

Mr. Farrar presented and reviewed a 2025 Automatic Adjustment Letter, a copy of which is attached, regarding the annual Consumer Price Index ("CPI") rate increase, which stated the District's rate for garbage collection will increase 4.1%, from \$25.65 per month per connection to \$26.70 per month per connection. The new rates will take effect in the June 2025 billing cycle and will continue through May 2026. After review and discussion, the Board concurred to approve the CPI rate increase.

MINUTES

The Board considered approving the minutes of May 13, 2025, regular meeting. After review and discussion, Director Crenshaw moved to approve the minutes of May 13, 2025, regular meeting. Director Graham seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy Wiley introduced himself to the Board. He then presented and reviewed the District's security report, a copy of which is attached. Discussion ensued regarding activities around the District. Deputy Wiley requested a modification to his patrol start time. After review and discussion, Director Graham moved to: (1) approve the security report; and (2) authorize Deputy Wiley to adjust his patrol start time. Director Crenshaw seconded the motion, which passed unanimously.

REPORT ON LANDSCAPE MAINTENANCE

Mr. Manning reported on landscape maintenance in the District. After discussion, Director Graham moved to accept the landscape maintenance report. Director Alvarenga seconded the motion, which passed unanimously.

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

There was no report under this agenda item.

TAX ASSESSMENT AND COLLECTION

Ms. Scott presented and reviewed the tax assessor/collector's report, including a list of bills submitted for payment and a 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 Graham seconded the motion, which passed unanimously.

DELINQUENT TAX MATTERS

Ms. Scott 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 Crenshaw moved to authorize Ms. Scott to move certain personal property accounts to the uncollectable roll. Director Graham seconded the motion, which passed unanimously.

The Board then considered authorizing the delinquent tax attorney to proceed with the collection of delinquent taxes. After discussion, Director Graham moved to authorize Perdue Brandon to proceed with the collection of delinquent taxes. Director Crenshaw seconded the motion, which passed by unanimous vote.

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

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference. After discussion, Director Graham moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and authorize attendance at the AWBD winter conference in Houston, Texas. Director Alvarenga seconded the motion, which carried by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Mr. Ubersosky 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.

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. Ubersosky 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. Ward reviewed the engineering report, a copy of which is attached.

Mr. Ward updated the Board regarding the Water Plant Improvements Project. He then presented and reviewed a proposal from Ninyo & Moore Geotechnical and Environmental Sciences Consultants ("Ninyo & Moore") for geotechnical evaluation of the Ground Storage Tank foundation in the amount of \$37,500.00.

Mr. Ward reported that Ricewood Municipal Utility District ("Ricewood") was scheduled to be back on its water plant this week but encountered an issue with one of the booster pumps. He stated that Ricewood has scheduled repair and re-installation of the booster pump.

SITE DEVELOPMENT REQUESTS AND UTILITY COMMITMENT LETTERS

There was no discussion on this matter.

REGIONAL WASTEWATER TREATMENT PLANT ADVISORY COMMITTEE

Mr. Ward stated that the next Advisory Committee meeting is scheduled for August 7, 2025.

DEEDS AND EASEMENTS

There were no deeds or easements presented to the Board.

ASSET MANAGEMENT PLAN

There was no discussion on this matter.

Mr. Ward reported that IDS submitted Bond Application No. 12 to the Texas Commission on Environmental Quality. He noted that the application has been declared administratively complete and is now under technical review.

After review and discussion, Director Graham moved to: (1) approve the engineer's report; (2) approve a service agreement with Ninyo & Moore for geotechnical services, subject to finalization; and (3) approve the proposal from Ninyo & Moore for a geotechnical evaluation of the Ground Storage Tank foundation in the amount of \$37,500.00. 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. After discussion, Director Graham moved to accept the Building Manager's Report. Director Crenshaw seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion on this agenda item.

INTERLOCAL AGREEMENT WITH HARRIS-GALVESTON SUBSIDENCE DISTRICT FOR WATER WISE PROGRAM

Ms. Leatherwood reviewed an Interlocal Agreement with the Harris-Galveston Subsidence District for the District's sponsorship of certain students attending Mayde Creek Elementary and Polly McRoberts Elementary schools in the Learning to be Water Wise Program for the 2025-2026 school year in the amount of \$38.00 per student. After review and discussion, Director Graham moved to approve the Interlocal Agreement and direct that the Agreement be filed appropriately and maintained in the District's files. Director Alvarenga seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR
ELECTION FOR HARRIS CENTRAL APPRAISAL DISTRICT

There was no discussion on this agenda item.

REPORTS FROM DIRECTORS

There was no discussion on this agenda item.

AGENDA ITEMS FOR NEXT BOARD MEETING

The Board noted that the next Committee meeting will be held on August 7, 2025 and the next regular meeting will be held on July 28, 2025.


AMENDMENT TO SERVICE AGREEMENT WITH BOSTON FERN

Mr. Manning presented and reviewed an updated Cost Schedule for landscape maintenance. Ms. Leatherwood reviewed an Amendment to the Service Agreement between the District and Boston Fern with an updated Exhibit D. She said the Amendment provides for an increase in fees charged by Boston Fern.

After review and discussion, Director Graham moved to approve the Amendment to the Service Agreement with Boston Fern, subject to finalization, and direct that the Amendment be filed appropriately and maintained in the District's official records. Director Crenshaw seconded the motion, which passed unanimously.

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





Secretary, Board of Directors

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