

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

July 28, 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 28th day of July 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, except Director Graham, thus constituting a quorum.

Also present at the meeting were: Michael Murr of Murr Incorporated; Claudia Redden of Claudia Redden & Associates; Bart Downum and Justin Ubernosky of INFRAMARK; Roy Ward of IDS Engineering Group; Tonie Pettit, Building manager; 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. There being no members of the public requesting to make public comments, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of June 23, 2025, regular meeting. After review and discussion, Director Crenshaw moved to approve the minutes of June 23, 2025, regular meeting. Director Alvarenga seconded the motion, which passed unanimously.

SECURITY REPORT

There was no security report.

The Board considered approving the Interlocal Agreement for Law Enforcement Services with Harris County (the “County”) for a 12-month term beginning October 1, 2025, and ending on September 30, 2026. After review and discussion, Director Dumas

moved to approve the Agreement for Law Enforcement Services. Director Crenshaw seconded the motion, which passed unanimously

REPORT ON LANDSCAPE MAINTENANCE

There was no report under this agenda item

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 two Fido House Pet Waste Stations (the "Waste Stations") have been vandalized. He stated that the Waste Stations would be repaired.

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

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Ms. Leatherwood discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year.

Following review and discussion, Director Crenshaw moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed district for the 2025 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Alvarenga seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION

The Board 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 Alvarenga seconded the motion, which passed unanimously.

DELINQUENT TAX MATTERS

There was no report under this agenda item.

INSURANCE

Ms. Leatherwood reviewed with the Board the District's insurance proposal from Arthur Gallagher Insurance, a copy of which is attached, including the general liability, property, boiler and machinery, directors' and officers' liability, workers compensation, business travel accident, and director and consultant bond insurance.

Ms. Leatherwood noted that there is an optional Cyber Security and Security Breach Response policy. After review and discussion, the Board declined the Cyber Security and Security Breach Response policy.

After review and discussion, Director Crenshaw moved to approve the insurance proposal from Arthur Gallagher Insurance and directed that the proposal be filed appropriately and retained in the District's records. Director Alvarenga 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.

The Board then reviewed the proposed budget for the fiscal year end August 31, 2026, a copy of which is attached to the regional WWTP bookkeeper's report.

After review and discussion, Director Crenshaw moved to accept the regional WWTP bookkeeper's report, and the bills submitted for payment. Director Alvarenga 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.

She reviewed the proposed budget for the fiscal year end August 31, 2026, a copy of which is attached. Discussion ensued.

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.

Mr. Downum stated that Inframark is tracking damage in the District caused by Ezee Fiber.

After review and discussion, Director Crenshaw moved to approve the operator's report. Director Dumas 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 Dumas, 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 requested authorization for Board execution of the Professional Geotechnical and Engineering Services Agreement with Ninyo & Moore Geotechnical and Environmental Sciences Consultants ("Ninyo & Moore") for geotechnical evaluation of the Ground Storage Tank foundation.

Mr. Ward reported that Ricewood Municipal Utility District is no longer using the shared District interconnect.

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 updated the Board regarding Bond Application No. 12.

After review and discussion, Director Crenshaw moved to: (1) approve the engineer's report; and (2) authorize execution of the Professional Geotechnical and Engineering Services Agreement with Ninyo & Moore. Director Alvarenga seconded the motion, which passed unanimously.

SERIES 2025 UNLIMITED TAX BONDS

PREPARATION OF PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Ms. Leatherwood requested that the Board authorize preparation of the Preliminary Official Statement and Official Notice of Sale for the District's Unlimited Tax Bonds, Series 2025.

ADOPT RESOLUTION REQUESTING APPRAISAL OF PROPERTY AND CERTIFICATE OF ESTIMATED APPRAISED VALUE

There was no discussion under this agenda item.

Following review and discussion, Director Crenshaw moved to authorize preparation of the Preliminary Official Statement and Official Notice of Sale for the District's proposed Unlimited Tax Bonds, Series 2025. Director Dumas seconded the motion, which passed by unanimous vote.

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 on National Night Out planning matters.

Ms. Pettit requested approval of vacation time from August 25, 2025 to August 29, 2025.

After discussion, Director Crenshaw moved to: (1) accept the Building Manager's Report; and (2) approve the requested vacation days. Director Alvarenga seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion on this agenda item.

REPORTS FROM DIRECTORS

There was no discussion on this agenda item.

REPORT REGARDING LEGISLATIVE MATTERS

Ms. Leatherwood reviewed the 2025 ABHR Capitol Report of the 89th Regular Session summarizing significant legislation applicable to municipal utility districts.

GARBAGE AND RECYCLING MATTERS

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 August 25, 2025.

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



Secretary, Board of Directors

ATTACHMENTS TO MINUTES

Minutes
Page

Park Maintenance Report	2
Tax Assessor/Collector's Report	2
Insurance Proposal from Arthur Gallagher Insurance.....	3
Regional WWTP Bookkeeper's Report.....	3
District Bookkeeper Report	3
Operator's Report.....	4
Building Manager Report	6