

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

September 22, 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 22nd day of September 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: Deputy Kyle San Miguel of the Harris County Sheriff's Office; Loren Morales of Rathmann and Associates, LP; Bob Manning of Boston Fern; Michael Murr of Murr Incorporated; Kristen Scott of Bob Leared Interests; Claudia Redden of Claudia Redden & Associates; Bart Downum and Justin Ubernosky of INFRAMARK; Roy Ward and Kelly Wilkinson of IDS Engineering Group ("IDS"); and Allison Leatherwood and Arlene Catalan of Allen Boone Humphries Robinson, LLP ("ABHR").

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 August 25, 2025, regular meeting. After review and discussion, Director Crenshaw moved to approve the minutes of August 25, 2025, regular meeting. Director Alvarenga seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy San Miguel reported on security matters in the District. A copy of the security report is attached. Discussion ensued regarding activities around the District. After review and discussion, Director Graham moved to accept the security report. 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

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

Mr. Murr reported that the Fido House Pet Waste Stations have been ordered.

Mr. Murr updated the Board regarding the flower beds located at the District's South Park.

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 a 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 Alvarenga seconded the motion, which passed unanimously.

DELINQUENT TAX MATTERS

The Board reviewed the delinquent tax report from Perdue, Brandon, Fielder, Collins and Mott, LLP, 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 Alvarenga seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2025 tax rate. Mr. Morales distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.28 per \$100 of assessed valuation, based on the District's initial 2025 certified value of \$430,862,588,

plus \$23,305,557 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. Ms. Leatherwood discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Crenshaw moved to: (1) set the public hearing date for October 27, 2025; and (2) authorize the tax assessor/collector to publish notice in the *Katy Times* of the District's meeting on October 27, 2025, to set the proposed 2025 total tax rate of \$0.67 per \$100 of assessed valuation, with \$0.28 allocated for debt service on water, sewer, and drainage bonds and \$0.39 allocated for operations and maintenance. Director Graham 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 approve 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. 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.

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 Crenshaw 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.

After review and discussion, Director Crenshaw moved to approve the operator's report. Director Graham 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 Graham, 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.

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 November 6, 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.

Mr. Ward stated that IDS has reached out to Ezee Fiber regarding construction in the District, requesting Ezee Fiber's start date but have not received a response.

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

SERIES 2025 UNLIMITED TAX BONDS

Mr. Morales discussed the procedures for the issuance of the District's Unlimited Tax Bonds, Series 2025 (the "Bonds").

Mr. Morales reviewed a draft of the Preliminary Official Statement and Official Notice of Sale for the Bonds.

The Board considered appointing The Bank of New York Mellon Trust Company, N.A., as the District's paying agent/registrar for the Bonds.

The Board considered authorizing the District's financial advisor to advertise the sale of the Bonds and concurred to hold the bond sale on October 27, 2025.

Following review and discussion, Director Graham made the following motion: (1) to approve the Preliminary Official Statement and Official Notice of Sale; (2) to engage rating company to perform credit rating analysis for Series 2025 Bonds (3) to appoint The Bank of New York Mellon Trust Company, N.A., as the paying agent/registrar for the Bonds; and (4) to authorize the District's financial advisor to advertise the sale of the Bonds and schedule the bond sale for the regular Board meeting on Monday, October 27, 2025, at 6:00 p.m. Director Crenshaw seconded the motion, which carried 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 on National Night Out planning matters.

After discussion, Director Graham moved to approve 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.

REPORTS FROM DIRECTORS

There was no discussion on this agenda item.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

ANNUAL REPORT TO BOND REVIEW BOARD

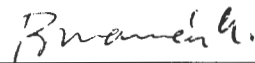
Ms. Leatherwood presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

AGENDA ITEMS FOR NEXT BOARD MEETING

The Board noted that the next Committee meeting will be held on November 6, 2025, and the next regular meeting will be held on October 27, 2025.

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

ATTACHMENTS TO MINUTES

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