

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

October 27, 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 27th day of October 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 Stephan Wiley of the Harris County Sheriff's Office; Loren Morales of Rathmann and Associates, LP ("Rathmann"); Bob Manning of Boston Fern; Michael Murr of Murr Incorporated; Kristen Scott of Bob Leared Interests; Christian Gardner of Claudia Redden & Associates; Bart Downum and Justin Ubernosky of INFRAMARK; Roy Ward 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 September 22, 2025, regular meeting. After review and discussion, Director Alvarenga moved to approve the minutes of September 22, 2025, regular meeting. Director Crenshaw seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy Wiley 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 Alvarenga 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 delivered.

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

There was no report under this agenda item.

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

Ms. Scott stated that the notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.67.

The Board opened the public hearing. There being no comments from the public, the Board closed the public hearing.

Ms. Leatherwood presented an Order Levying Taxes reflecting the proposed 2025 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 ("TCEQ") and recorded in the Official Public Records of Harris County.

After review and discussion, Director Graham moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.67 per \$100 of assessed valuation, comprised of \$0.28 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 Crenshaw seconded the motion, which passed by unanimous vote.

PAYMENT IN LIEU OF TAX

Ms. Leatherwood stated that letters and invoices will be sent to Shield Air Solutions and Petroleum Wholesale for the 2025 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, 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. Gardner 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 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.

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

ENGINEERING MATTERS

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

Mr. Ward reviewed the plans and specifications and requested the Board authorize IDS to advertise for bids for 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 stated that IDS has reached out to Ezee Fiber regarding construction in the District and requested Ezee Fiber's start date but have not received a response.

After review and discussion, Director Graham moved to: (1) approve the engineer's report; and (2) approve the plans and specifications and authorize the engineer to advertise for bids for the Water Plant Improvements Project. Director Crenshaw seconded the motion, which passed unanimously.

SERIES 2025 UNLIMITED TAX BONDS

Mr. Morales reviewed with the Board the attached summary of bids received for the \$5,555,000 Unlimited Tax Bonds, Series 2025 (the "Series 2025 Bonds"). Mr. Morales stated the bids were verified and the low bid was submitted by The Baker Group ("Baker Group") with a net effective interest rate of 4.336459%. He recommended the Board accept Baker Group's bid, as submitted.

The Board next considered adopting a Resolution Authorizing the Issuance of the District's Bonds ("Resolution"). Ms. Leatherwood reviewed the Resolution with the Board and explained that the document sets forth, among other items, the terms and provisions of issuance and delivery of the Bonds, the payment of principal and interest over the life of the Bonds, and certain District covenants regarding the tax-exempt status of the Bonds.

Ms. Leatherwood reviewed with the Board the Paying Agent/Registrar Agreement with The Bank of New York Mellon Trust Company, N.A.

Ms. Leatherwood stated that the Preliminary Official Statement will be updated to include information regarding the bond sale.

Ms. Leatherwood presented and reviewed with the Board a Certificate Regarding Provision of Financial Advice (the "Certificate").

The Board next considered authorizing the Board of Directors to sign all documents relating to the sale of the Bonds and authorizing the attorney and the financial advisor to take all necessary steps to deliver the Bonds to the purchaser.

Ms. Leatherwood stated that it will be necessary for the District to submit payment to the Attorney General of Texas relating to bond transcript review.

Ms. Leatherwood stated that the Texas Water Code requires the District to file an Amendment to the Information Form with Harris County and the TCEQ to reflect the bonds issued by the District. She then reviewed the Amendment to the Information Form with the Board.

Following review and discussion, Director Graham moved to: (1) award the sale of the Series 2025 Bonds to Baker Group with a net effective interest rate of 4.336459%; (2) adopt the Resolution and direct that the Resolution be filed appropriately and retained in the District's official records; (3) approve the Paying Agent/Registrar Agreement with The Bank of New York Mellon Trust Company, N.A.; (4) approve the Official Statement for the Series 2025 Bonds and direct that the Official Statement be filed appropriately and retained in the District's official records; (5) authorize execution of the Certificate and direct that it be filed appropriately and retained in the District's official records; (6) authorize the Board of Directors to sign all documents relating to the

sale of the Bonds and authorize ABHR and Rathmann to take all necessary steps to deliver the Bonds to the purchaser; (7) approve payment to the Attorney General of Texas relating to bond issue transcript review; and (8) authorize execution of the Amendment to the Information Form and direct that the Amendment be filed appropriately and retained in the District's official records. 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.

Ms. Pettit reported on the National Night Out event and thanked Deputy Wiley for his attendance.

Ms. Pettit reported that she has coordinated with i-Tech Camera to repair the District's cameras that were damaged during the storms from the previous week.

Ms. Pettit further reported that installation of the Building's Christmas lights is scheduled for the week before Thanksgiving.

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.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

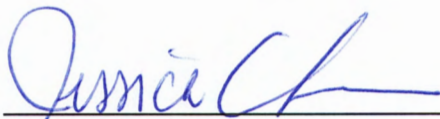
Ms. Leatherwood reported AWBD has requested all member districts to appoint a Voting Member Representative to vote in the upcoming AWBD bylaws election. After discussion, Director Graham moved to appoint Director Crenshaw as the District's Voting Member Representative. Director Alvarenga seconded the motion, which passed unanimously.

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 November 24, 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
Vice President

ATTACHMENTS TO MINUTES

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