

MINUTES  
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

March 23, 2026

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 March 2026, 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 Mancina Alvarenga	Secretary
Lee Crenshaw	Director
Erwin Sanchez	Director

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

Also present at the meeting were: Deputy Wiley of Harris County Sheriff's Office; Michael Murr of Murr Incorporated; Bob Manning of Boston Fern; Kristen Scott of Bob Leared Interests; Claudia Redden of Claudia Redden & Associates; Bart Downum and Justin Ubernosky of INFRAMARK; Kelly Wilkenson and Roy Ward of IDS Engineering Group ("IDS"); Tonie Pettit, the Building Manager; 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.

The Board reviewed correspondence from One Creek West, Inc. regarding law enforcement services in Katy. A copy of the correspondence is attached.

MINUTES

The Board considered approving the minutes of the February 23, 2026, regular meeting. After review and discussion, Director Alvarenga moved to approve the minutes of the February 23, 2026, regular meeting. Director Sanchez seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy Wiley reviewed a report 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 presented and reviewed a proposal in the amount of \$2,500.00 for the installation of pull-up bars in the District's park. Discussion ensued. After review and discussion, the Board concurred to reject the proposal.

Mr. Murr presented and reviewed a list of District building maintenance items. He requested and recommended authorization to proceed with the maintenance at a cost not to exceed \$20,000.00.

After review and discussion, Director Graham moved to: (1) approve the Park Maintenance Report; and (2) authorize the building maintenance at a cost not to exceed \$20,000.00. Director Alvarenga 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 on this agenda item.

#### 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 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. 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. Ubernosky 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. Ubernosky reported that INFRAMARK completed the District's manhole and valve survey. He then presented and reviewed a list of recommended repairs and requested authorization to move forward with repairs at a cost not to exceed \$45,000.00.

#### ANNUAL WATER LOSS AUDIT

The Board considered authorizing INFRAMARK to prepare the annual water loss audit.

After review and discussion, Director Alvarenga moved to: (1) approve the operator's report; (2) approve the list of recommended repairs for the manhole and valve survey at a cost not to exceed \$45,000.00; and (2) authorize INFRAMARK to prepare the annual water loss audit. 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 Alvarenga 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.

CONDUCT ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board conducted the annual review of the District's Drought Contingency Plan and concurred to make no changes.

CRITICAL LOAD SPREADSHEET

The Board reviewed the critical load spreadsheet. Ms. Leatherwood said the critical load information on the District's facilities is required to be reviewed at least annually and submitted to the Public Utility Commission, the District's electricity provider and other governmental entities, whether or not there are any changes. After review and discussion, Director Graham moved to authorize ABHR to file the critical load spreadsheet and direct that the spreadsheet be filed appropriately and retained in the District's official records. Director Alvarenga seconded the motion, which passed by unanimous vote.

APPROVE ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN AND AUTHORIZE SUBMITTAL TO THE TEXAS WATER DEVELOPMENT BOARD

There was no report under this agenda item.

CONDUCT ANNUAL REVIEW AND RECEIVE REPORT FROM OPERATOR ON IDENTITY THEFT PREVENTION PROGRAM AND ADOPT IDENTITY THEFT PREVENTION PROGRAM AMENDMENT

The Board conducted the annual review of the Identity Theft Prevention Program (the "Program"). After review and discussion, Director Alvarenga moved to accept the report on the Program from Inframark as presented and direct that the report be filed appropriately and retained in the District's official records. Director Graham seconded the motion, which passed unanimously.

REVIEW EMERGENCY PREPAREDNESS PLAN AND AUTHORIZE FILING OF UPDATES, IF NECESSARY

Mr. Wilkinson discussed the District's Emergency Preparedness Plan and reviewed the recommended changes.

ENGINEERING MATTERS

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

Mr. Ward updated the Board regarding the design of 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 updated the Board regarding the renewal of the District's discharge permit.

Mr. Ward stated that the next Advisory Committee meeting is scheduled for May 7, 2026.

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 Harris County Precinct No. 4's drainage study.

Mr. Ward updated the Board regarding the North Park Pedestrian Bridge Replacement Project. He reported that IDS has observed erosion located along the inside corner of the pilot channel. Mr. Ward presented and reviewed a proposal from Stormwater Solutions ("SWS") in the amount of \$16,235.49 to replace the existing riprap with slope paving.

Mr. Ward updated the Board regarding the District's Geographic Information System ("GIS"). He presented and reviewed an invoice from Environmental Systems Research Institute, Inc. ("ESRI") in the amount of \$2,067.39 for the District's GIS website.

After review and discussion, Director Graham moved to: (1) approve the engineer's report; (2) approve the proposal from SWS in the amount of \$16,235.49; and (3) approve the proposal from ESRI in the amount of \$2,067.39. 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.

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

CONSIDER AMENDING THE FACILITY USE AGREEMENT AND APPROVE APPROPRIATE ACTION

The Board discussed amendments to the Facility Use Agreement. Ms. Pettit requested and recommended increasing the rental rate for the Large Banquet Room to \$1,500.00 and the Small Conference Room to \$400.00. After review and discussion, Director Alvarenga moved to approve the amended Facility Use Agreement, as discussed, effective by June 1, 2026. Director Sanchez seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS

There was no discussion under this agenda item.

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There was no discussion under this agenda item.

DISCUSS GARBAGE AND RECYCLING MATTERS

There was no discussion under this agenda item.

2026 DIRECTORS ELECTION

Ms. Leatherwood presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors stating that the District received two candidate applications for the two director positions for the May 2, 2026, Directors Election.

Ms. Leatherwood presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Betty Mancia Alvarenga and Erwin Sanchez, are declared elected to office to serve from May 2, 2026, until the May 2, 2030, Director Election.

Following review and discussion, Director Alvarenga moved to: (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; and (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office and direct that the Order be filed appropriately and retained in the District's official records. Director Sanchez seconded the motion, which carried unanimously.

AGENDA ITEMS FOR NEXT BOARD MEETING

The Board noted that the next Committee meeting will be held on May 7, 2026, and the next regular meeting will be held on April 27, 2026.

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.



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Secretary, Board of Directors

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