

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

April 27, 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 27th day of April 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 Mancia Alvarenga	Secretary
Lee Crenshaw	Director
Erwin Sanchez	Director

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

Also present at the meeting were: Deputy Kyle San Miguel 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; 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. 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 the March 23, 2026, regular meeting. After review and discussion, Director Crenshaw moved to approve the minutes of the March 23, 2026, regular meeting as amended. Director Sanchez seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy San Miguel 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 Alvarenga moved to accept the security report. Director Sanchez seconded the motion, which passed unanimously.

REPORT ON LANDSCAPE MAINTENANCE

Mr. Manning reported on landscape maintenance in the District.

Mr. Manning requested and recommended authorization to replace shrubs and landscaping rocks around the District building in an amount not to exceed \$500.00.

After discussion, Director Crenshaw moved to: (1) accept the landscape maintenance report; and (2) authorize the replacement of shrubs and landscaping rocks in an amount not to exceed \$500.00. Director Graham 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 exterior painting and cleaning of the building, including repairs, is approximately 90% complete. He further reported that Ms. Pettit requested consideration of additional exterior painting work and stated that a proposal will be presented for the Board's consideration.

Mr. Murr reported that he is evaluating the installation of new LED lights in all District parks and noted that light Nos. 12, 14, and 17 are currently out. He stated that he has requested that an electrician prepare a proposal for the installation of new lights.

Mr. Murr presented and reviewed playground concepts and noted that the estimated cost for each concept is approximately \$500,000.00, including demolition of the existing playground. The Board discussed the playground concepts but took no action.

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 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 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 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. 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.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS SUMMER CONFERENCE

The Board discussed the Association of Water Board Directors summer conference. After discussion, Director Crenshaw moved to authorize reimbursement of up to three hotel nights, four fees of office and two meals per day for any directors attending the summer conference. Director Graham seconded the motion, which passed 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.

Mr. Ubersosky reported on the check valve for Booster Pump No. 2 at the Water Plant. He presented and reviewed a proposal for the replacement of a check valve for Booster Pump No. 2 in the amount of \$4,450.00.

Mr. Ubersosky reported on repairs to the non-potable water system at the Wastewater Treatment Plant ("WWTP"). He presented and reviewed a proposal in the estimated amount of \$7,800.00 for the replacement of failed strainers. Discussion ensued. After review and discussion, the Board took no action.

After review and discussion, Director Crenshaw moved to: (1) approve the operator's report; and (2) approve the proposal for the replacement of a check valve for Booster Pump No. 2 in the estimated amount of \$4,450.00. 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. Ubernosky 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. Wilkinson reviewed the engineering report, a copy of which is attached.

Ms. Wilkinson stated that bids were received for the construction of the Water Plant Improvements Project, including options for a welded steel Water Plant, a concrete Water Plant, and a glass-fused Water Plant. She recommended that the Board award the contract for the welded steel option to Hassell Construction Group, LLC, as the lowest bidder, in the amount of \$4,670,287.50. She further recommended that the Board award the contract for the concrete option to Eagle Contracting LLC, as the lowest bidder, in the amount of \$5,488,819.25. Lastly, she recommended that the Board award the contract for the glass-fused option to Schier Construction Co., Inc. ("Schier Construction"), as the lowest bidder, in the amount of \$4,871,165.00. Discussion ensued regarding the three Water Plant options. The Board concurred that, in its judgment, Schier Construction was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Ms. Wilkinson reported on the Texas Water Development Board's Water Supply and Infrastructure Grants ("WSIG") Program which was established pursuant to House Bill 500 enacted during the 89th Texas Legislative Session. She reported that the program provides grant funding for water infrastructure and supply projects and noted that the District's Water Plant Improvements Project may qualify for funding under the program. She requested and recommended authorization for IDS to prepare and submit the grant application for an estimated cost of \$30,000.00.

Following review and discussion, Director Erwin moved to: (1) award the contract for construction of the Water Plant Improvements Project with the glass-fused Water Plant option to Schier Construction in the amount of \$4,871,165.00, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and (2) authorize IDS to prepare and submit a grant application to the WSIG Program at a cost of \$30,000.00. Director Crenshaw seconded the motion, which passed by unanimous vote.

SITE DEVELOPMENT REQUESTS AND UTILITY COMMITMENT LETTERS

There was no discussion on this matter.

REGIONAL WASTEWATER TREATMENT PLANT ADVISORY COMMITTEE

Ms. Wilkinson updated the Board regarding the renewal of the District's discharge permit.

Ms. Wilkinson 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.

Ms. Wilkinson updated the Board regarding Harris County Precinct No. 4's drainage study.

Ms. Wilkinson updated the Board regarding the North Park Pedestrian Bridge Replacement Project. She reported that the riprap with slope paving was replaced and that the final walkthrough is anticipated to occur within the next week and that the contractor's invoice is expected to be presented for payment at the next regular meeting.

Ms. Wilkinson updated the Board regarding the America's Water Infrastructure Act ("AWIA") requirements for the District's Risk and Resilience Assessment ("RRA") and Emergency Response Plan ("ERP"). She reported that IDS is scheduled to review and revise the RRA and ERP, as necessary, in advance of the required recertification deadlines in 2026.

Ms. Wilkinson updated the Board regarding the District's Geographic Information System ("GIS").

Ms. Wilkinson updated the Board regarding the District's Emergency Preparedness Plan ("EPP"). She reported that IDS reviewed and updated the District's EPP and submitted the updated EPP to the TCEQ. Ms. Wilkinson stated that, upon receipt of TCEQ approval, IDS will file the EPP with the appropriate parties.

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

DETERMINE GENERAL PREVAILING RATE OF WAGES FOR ENGINEERING CONSTRUCTION PROJECTS IN LOCALITY OF THE DISTRICT AND ADOPT AMENDED AND RESTATED RESOLUTION ADOPTING DISTRICT PREVAILING WAGE RATE SCALE FOR ENGINEERING CONSTRUCTION

The Board next considered adopting a Resolution Adopting Mayde Creek Municipal Utility District Prevailing Wage Rate Scale for Engineering Construction. After review and discussion, Director Crenshaw moved that the Board adopt an Amended and Restated Resolution Adopting Mayde Creek Municipal Utility District Prevailing Wage Rate Scale reflecting the District's adoption of the City of Houston's prevailing wage rates, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Graham 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.

After discussion, Director Crenshaw moved to approve the Building Manager's Report. Director Graham 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. After review and discussion, Director Crenshaw moved to approve the amended Facility Use Agreement, as discussed, effective June 1, 2026. Director Alvarenga seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS

There was no discussion under this agenda item.

REPORTS FROM DIRECTORS

There was no discussion under this agenda item.

DISCUSS GARBAGE AND RECYCLING MATTERS

There was no discussion under this agenda item.

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 May 18, 2026.

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



Prunella C.

Secretary, Board of Directors

ATTACHMENTS TO MINUTES

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