



*The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, June 19, 2025, at 6:00 P.M., and the roll was called of the duly constituted officers to wit:*

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**BILL SMITH-PRESIDENT**  
**JERRY VERNON-VICE PRESIDENT**  
**TONY MARTINEZ JR.-SECRETARY**  
**MATT PETERSON-TREASURER/ASST. SECRETARY**  
**ANNE VICKERY-ASST. SECRETARY/ASST. TREASURER**

Thus, constituting a quorum.

Also, present: Ricky McDonald-General Manager, Cory DeSpain-Assistant General Manager, Lisa Latham – Office Manager, Kassidy Permenter-Office Assistant, Zach Petrov with Johnson Petrov LLP, Kelly Landry with LJA Engineering, Bill Blitch – Financial Advisor.

#### APPROVAL OF THE MINUTES

A motion was made by Jerry Vernon and seconded Matt Peterson to approve the minutes for May 13, 2025 special meeting and May 15, 2025 regular meeting. All voted for. Motion carried.

#### CITIZEN'S PRESENTATIONS

No Citizen's present.

#### OLD BUSINESS

#### APPROVE UNCOLLECTIBLE ACCOUNTS

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve uncollectible accounts in the amount of \$240.45 for May 2025. All voted for. Motion carried.

#### DISCUSS POSSIBLE ACQUISITION OF PROPERTY AND APPROVE ANY NECESSARY ACTION TO BE TAKEN, INCLUDING APPROVAL OF ORDERS DECLARING A PUBLIC NECESSITY AND AUTHORIZING THE INSTITUTION OF CONDEMNATION PROCEEDINGS.

Kelly Landry mentioned that he and the attorney met with the Oakley's to start on the adverse possession. He stated that Mrs. Oakley had all the information that was needed and the attorney is working on the letters for the heirs and the petition. The attorney feels that the information that he received from the Oakley's will help to shorten the process.

The Strickland property hearing is on June 24<sup>th</sup> and after the special commissioners hearing they will do an award and once he receives that and he receives the check he will send it in and the property will be in our possession.

He also mentioned that he has not been able to get a response from the Guniganti's real estate agent.

Recess at 6:06 PM

Re-Opened at 6:42 PM



NEW BUSINESS

DISCUSS AND APPROVE ESTIMATE #17 FOR (E208-0520) RENOVATIONS TO WATER PLANT NO. 2 FOR SCHIER CONSTRUCTION COMPANY IN THE AMOUNT OF \$179,965.15.

A motion was made by Jerry Vernon and seconded by Anne Vickery to approve Estimate #17 for Renovations to Water Plant No. 2 for Schier Construction Company in the amount of \$179,965.15. All voted for. Motion carried.

DISCUSS AN APPROVE ESTIMATE # 2 FOR (E208-0600) WATERLINE EXTENSION PHASE "F" FOR REDDICO CONSTRUCTION IN THE AMOUNT OF \$401,460.50.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve Estimate #2 for Waterline Extension Phase "F" for Reddico Construction in the amount of \$401,460.50. All voted for motion carried.

DISCUSS AND APPROVE CHANGE ORDER #1 FOR (E208-0600) WATERLINE EXTENSION PHASE "F" FOR REDDICO CONSTRUCTION COMPANY IN THE AMOUNT OF \$107,265.00, WITH A TIME EXTENSION OF 30 C.D.

A motion was made by Anne Vickery and seconded by Matt Peterson to approve change order #1 for Waterline Extension Phase "F" for Reddico Construction Company in the amount of \$107,265.00, with a time extension of 30 C.D. All voted for. Motion carried.

DISCUSS AND APPROVE REVISIONS TO THE DISTRICT'S RATE ORDER REGARDING FEES FOR FIRE PROTECTION WATER.

Zach Petrov discussed with the board the changes to the rate order as discussed previously. The changes would be that if the Fire Marshalls report comes back that the customer has fire code violations and that was the cause of the fire then that would necessitate the use of water from the fire hydrant than the customer would be responsible for the water used. The rate for water usage will be 5.75 per thousand gallons.

Ricky McDonald said that the Fire Marshall recommended that we set a trigger amount of water usage and use that trigger to determine when to look at the report for code violations. The board agreed that a 50,000 gallon trigger should be set.

A motion was made by Anne Vickery and seconded by Matt Peterson to add a trigger of 50,000 gallons or more to the rate order. All voted for. Motion carried.

DISCUSS AND APPROVE THE REQUEST FOR THE DISTRICT'S NOMINATION FOR SELECTION OF A CONSERVATION & RECLAMATION NOMINEE TO APPEAR AS A CANDIDATE ON THE GENERAL BALLOT OF DIRECTORS FOR THE MONTGOMERY COUNTY APPRAISAL DISTRICT'S BOARD OF DIRECTORS.

Tony Martinez said that his nephew mentioned Frank Smith as a candidate. The board asked Tony to reach out to his nephew and get with Frank Smith and see if he is interested in the position and to provide us with his bio.

A motion was made by Jerry Vernon and seconded by Matt Peterson to approach Frank to see if he is interested and if we receive this by July 15, 2025 the board will nominate him. All voted for. Motion carried.



ENGINEER'S REPORT

Ricky McDonald gave the board the engineer's report. He said that the Elevated Storage Tank #2 has proposed 1 million gallon storage tank with an alternate for a .75 million gallon tank and is schedule for bid opening on 7/3/25 and a mandatory pre-bid meeting set for 6/25/25.

ATTORNEY'S REPORT

Zach Petrov mentioned that the legislative session has ended and hopefully will have an update at the next meeting.

FINANCIAL ADVISOR'S REPORT

Nothing to report

TAX ASSESSOR/COLLECTOR'S REPORT

Bill Smith went over the J.R. Moore Tax Assessor's report for New Caney MUD.

BOOKKEEPER'S REPORT

Ricky McDonald went over the 5/31/2025 New Caney MUD budget with the board.

SAFETY REPORT

No accidents or close calls.

GENERAL MANAGER'S REPORT

Ricky McDonald said that he received a call from Jerry Vernon regarding his conversation with the commissioner regarding the drainage project with the county. The commissioner was told that the board did not want to work with the county for the project. Ricky McDonald gave the commissioner the signed easements that the District got for the project and the commissioner said that he still would like to do this project.

Ricky said that he received an email from our insurance salesman that our insurance plan that we have had for the last 15 years is going away. The insurance agent is working to get a comparable plan for the employees.

Ricky asked Cory to update the board on the items that were sold at auction. The loader was sold for \$31,000, the forks were sold for \$250, the Trackhoe was sold for \$20,000 and the two buckets were sold for \$125 and \$475, and the dump trucks was sold for \$43,000. The total amount the mud received after the fees is \$85,635.

APPROVE MONTHLY ACCOUNTS PAYABLE

A motion was made by Jerry Vernon and seconded by Tony Martinez to Approve the **General Fund** accounts payable in the amount of **\$452,599.33**. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Tony Martinez to Approve the **Capitol Project** accounts payable in the amount of **\$633,345.88**. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Tony Martinez to Approve the **Debt Service** accounts payable in the amount of **\$9,339.00**. All voted for. Motion carried.

BOARD OF DIRECTOR'S REPORTS AND/OR PROPOSALS

Bill Smith went over the water loss and the bank balances.

CLOSED FOR EXECUTIVE SESSION AT 7:36 PM  
RE-OPENED FROM EXECUTIVE SESSION AT 7:40 PM

A motion was made by Matt Peterson and seconded by Jerry Vernon to release the retirement funds to Jace Clendennen. All voted for. Motion carried.

ADJOURNMENT

A motion was made by Jerry Vernon and seconded by Matt Peterson to adjourn. All voted for. Motion carried.

Adjourned at 7:40 PM.

Respectfully,

A handwritten signature in blue ink, appearing to read "Tony Martinez", with a stylized flourish at the end.

Tony Martinez, Secretary