



*The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, July 17, 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, Jimmy Flowers with LJA Engineering, Kelly Landry with LJA Engineering, Bill Blitch – Financial Advisor, James Davidoff.

#### APPROVAL OF THE MINUTES

A motion was made by Tony Martinez and seconded Anne Vickery to approve the minutes for June 19, 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 Matt Peterson to approve uncollectible accounts in the amount of \$1,071.01 for June 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 stated that the attorney for the Oakley's property has drafted the petition and has the affidavits for the heirs to sign for the adverse possession and will get this submitted to the court once signed. He said that the attorney found an alternative option that he discovered but there is some risk. He found that Mr. Oakley is the administrator for his father's estate and the case was never closed out so Mr. Oakley has the right to deed the property to himself and the other property to the district, but the risk is that within 3 years if anyone challenges it that he could wind up in court and the property be tied up. Kelly recommended that the district continue with adverse possession.

A motion was made by Jerry Vernon and seconded by Matt Peterson to continue with the adverse possession for the Oakley property. All voted for. Motion carried.



Kelly mentioned that Rebecca Shane reached out regarding selling their property that the district has the right of first refusal on. He asked her if she listed the property and she has not listed at this time. Ricky McDonald stated that he would like to discuss with the engineer if the property is needed at this time. Kelly said that he will let the property owner know that she would need to come up with the price she is selling the property for but that the district is determining if there is still immediate need for the property.

Kelly informed the board that the check was made for the Strickland property and will be submitted to the court.

Recess at 6:12 PM  
Re-Opened at 6:53 PM

### NEW BUSINESS

#### DISCUSS AND APPROVE REVISIONS TO THE DISTRICT'S RATE ORDER REGARDING FEES FOR FIRE HYDRANT METERS AND CLARIFICATION OF OTHER DISTRICT FEES.

Ricky McDonald discussed with the board the difficulties with getting customers to return their Fire Hydrant Meters or letting the district know when they are no longer using the meter.

A motion was made by Matt Peterson and seconded by Anne Vickery to add to the rate order that Fire Hydrant Meters will be a \$250 monthly charge, with a \$2500 meter deposit and a \$300 water deposit. All voted for. Motion carried.

Ricky McDonald also added that we will be adding a schedule of rates to our website so that customers can have an idea of what the base price for tap fees are.

Zach Petrov also stated that he will be clarifying in the rate order what was approved back in October regarding the 3 times the tap fee for Commercial developments.

#### DISCUSS AND ADOPT ORDER DECLARING SURPLUS AND AUTHORIZING SALE OF PERSONAL PROPERTY OF NEW CANEY MUNICIPAL UTILITY DISTRICT.

Ricky McDonald mentioned that there are two zero turn mowers that he would like to put out for bid and a generator that he would like to send to the auction. He also mentioned that the sale for the loader did not go through at the previous auction. He stated that the auctioneer said that he can put it back in the auction or if someone comes in to buy it he can sale it.

A motion was made by Anne Vickery and seconded by Tony Martinez to authorize the sale of the surplus personal property of New Caney Municipal Utility District. All voted for. Motion carried.

A motion was made by Matt Peterson and seconded by Jerry Vernon to authorize the direct sale of the loader if that is an option otherwise it will stay in the auction to be sold. All voted for. Motion carried.



DISCUSS AND APPROVE ESTIMATE #18 FOR (E208-0520) RENOVATIONS TO WATER PLANT NO. 2 FOR SCHIER CONSTRUCTION COMPANY IN THE AMOUNT OF \$30,514.00.

A motion was made by Jerry Vernon and seconded by Matt Peterson to approve Estimate #18 for Renovations to Water Plant No. 2 for Schier Construction Company in the amount of \$30,514.00. All Voted for. Motion carried.

DISCUSS AND APPROVE ESTIMATE #3 FOR (E208-0600) WATERLINE EXTENSION PHASE "F" FOR REDDICO CONSTRUCTION COMPANY IN THE AMOUNT OF \$367,248.36.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve Estimate #3 Waterline Extension Phase "F" for Reddico Construction Company in the amount of \$367,248.36. All voted for. Motion carried.

DISCUSS AND TAKE NECESSARY ACTION ON THE RECOMMENDATION OF AWARD FOR THE BOND SER 2024 ELEVATED STORAGE TANK NO. 2 PROJECT.

Jimmy Flowers let the board know that three bids were received for the project and there were 3 main alternates for different sizes. He recommended that the board go with Caldwell Tanks, Inc. and go with the 1.5-million-gallon tank.

A motion was made by Anne Vickery and seconded by Tony Martinez to award the contract for Elevated Storage Tank No. 2 Project to Caldwell Tanks, Inc. for Alternate B, which is 1.5 million gallons. All voted for. Motion carried.

ENGINEER'S REPORT

Jimmy Flowers mentioned that the permit renewal has been started. The survey is almost done for the Sanitary Sewer Rehab Project and once done the mapping will be created and the smoke testing will begin. The plans are being revised for the Water Plant No. 4 project.

ATTORNEY'S REPORT

Zach Petrov mentioned that he will have the legislative update at the August meeting. He did mention that one change will be that Agendas for meetings will need to be posted 3 business days before the scheduled meeting.

FINANCIAL ADVISOR'S REPORT

Nothing to report tonight but will talk about the tax rates at the next meeting.

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 6/30/2025 New Caney MUD budget with the board.

SAFETY REPORT

No accidents or close calls.

GENERAL MANAGER'S REPORT

Ricky McDonald updated the board on the commercial projects that are going on at this time.

APPROVE MONTHLY ACCOUNTS PAYABLE

A motion was made by Jerry Vernon and seconded by Matt Peterson to Approve the **General Fund** accounts payable in the amount of **\$573,180.04**. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Matt Peterson to Approve the **Capitol Project** accounts payable in the amount of **\$491,283.94**. All voted for. Motion carried.

BOARD OF DIRECTOR'S REPORTS AND/OR PROPOSALS

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

ADJOURNMENT

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

Adjourned at 8:02 PM.

Respectfully,

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

Tony Martinez, Secretary