



*The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, August 15, 2024, 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  
ANNE VICKERY-ASST. SECRETARY/ASST. TREASURER  
MATT PETERSON-TREASURER/ASST. SECRETARY**

Thus, constituting a quorum.

Also, present: Ricky McDonald-General Manager, Lisa Latham-Office Manager, Cory DeSpain-Asst. General Manager, Cassidy Permenter-Office Assistant, Zach Petrov with Johnson Petrov LLP, Bill Blich- Financial Advisor, Kelly Landry with LJA Engineering, Jimmy Flowers with LJA Engineering, Jay Norris.

#### APPROVAL OF THE MINUTES

A motion was made by Jerry Vernon and seconded by Anne Vickery to approve the minutes for July 18, 2024 regular meeting. All voted for. Motion carried.

#### CITIZEN'S PRESENTATIONS

Jay Norris presented his new right away company to the board. Bill Smith asked for a price schedule for his standard work.

#### OLD BUSINESS

#### APPROVE UNCOLLECTIBLE ACCOUNTS

A motion was made by Jerry Vernon and seconded Tony Martinez to approve uncollectible accounts in the amount of \$1197.88 for July 2024. 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 with LJA engineering updated the board on the status of the properties that he is working on.

Ricky McDonald mentioned to the board that they are holding off on the Guniganti property until he is able to discuss and gather more information with the engineer and they come up with a plan on what is needed for the project.

Recess at 6:11 PM

Re-Opened at 6:48 PM

NEW BUSINESS

DISCUSS AND APPROVE SANITARY SEWER LINE REPLACEMENT ON MARKS LN AND APPROVE ANY NECESSARY ACTION TO BE TAKEN.

Ricky McDonald mentioned that he has not been able to get a third quote for this job because the job is too small, or the contractors are too busy. He mentioned that Jimmy Flowers mentioned that the contractor will be in the area already working on Phase E and we may be able to add this into that project as a change order. Or another option would be to spend general funds to pay for this improvement. Jimmy Flowers mentioned that he will bring the change order and add it to the regularly scheduled board meeting.

DISCUSS AND ADOPT A RESOLUTION CONCERNING DISTRICT AND DEFINED AREA CHARACTERIZATION FOR THE 2024 TAX YEAR.

Zach Petrov discussed the different types of characterizations with the board.

A motion was made by Anne Vickery and seconded by Matt Peterson to adopt the resolution to characterize New Caney Municipal Utility district as a developing district for the 2024 tax year. All voted for. Motion carried.

A motion was made by Tony Martinez and seconded by Anne Vickery to adopt the resolution to characterize Hendricks Defined Area as a developing district for the 2024 tax year. All voted for. Motion carried.

DISCUSS AND PROPOSE A 2024 TAX RATE FOR THE ENTIRE DISTRICT, CONSIDER FINANCIAL ADVISOR'S RECOMMENDATION, ESTABLISH PUBLIC HEARING DATE REGARDING THE 2024 DISTRICT TAX RATE, AND AUTHORIZE PUBLICATION OF THE NOTICE OF PUBLIC HEARING ON THE 2024 TAX RATE AND RELATED TAX RATE INFORMATION.

Bill Blitch gave his recommendation for the tax rate for the district.

A motion was made by Anne Vickery and seconded by Matt Peterson to establish a public hearing date regarding the 2024 district tax rate on September 19, 2024. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Matt Peterson to adopt the proposed rate of .425 as proposed by our financial advisor for the district. All voted for. Motion carried.

DISCUSS AND PROPOSE AN ADDITIONAL 2024 TAX RATE FOR THE HENDRICKS DEFINED AREA, CONSIDER FINANCIAL ADVISOR'S RECOMMENDATION, ESTABLISH PUBLIC HEARING DATE REGARDING THE 2024 HENDRICKS DEFINED AREA TAX RATE, AND AUTHORIZE PUBLICATION OF THE NOTICE OF PUBLIC HEARING ON THE 2024 HENDRICKS DEFINED AREA TAX RATE AND RELATED TAX RATE INFORMATION.

Bill Blitch gave his recommendation for the tax rate for the Hendricks Defined Area.

A motion was made by Anne Vickery and seconded by Matt Peterson to establish a public hearing date regarding the 2024 Hendricks Defined Area tax rate on September 19, 2024. All voted for. Motion carried.

A motion was made by Anne Vickery and seconded by Matt Peterson to adopt the proposed debt tax rate at 16.4 and a maintenance tax rate at 29.6 as proposed by our financial advisor for the Hendricks Defined Area. All voted for. Motion carried.

DISCUSS AND ADOPT AMENDED DISTRICT RATE ORDER AND COMMERCIAL PROCEDURES.

Ricky McDonald mentioned that the way the engineer deposits are being handled has been a hassle to keep track of. He proposed a plan to collect the engineer deposit from the developer and hold on to it until the project is completed. This would leave the developer responsible for any invoices that are billed to New Caney MUD. Once the project is completed the developer will receive the full deposit back once all invoices are paid.

Zach went over the additional changes to the rate order regarding the capacity commitment and the request to provide the county with the commercial plans and the definitions of customer categories.

A motion was made by Anne Vickery and seconded by Matt Peterson to adopt the amended district rate order and commercial procedures. All voted for. Motion carried.

DISCUSS AND APPROVE ESTIMATE #7 FOR (E208-0520) RENOVATIONS TO WATER PLANT NO. 2 FOR SCHIER CONSTRUCTION COMPANY IN THE AMOUNT OF \$184,775.00.

A motion was made by Matt Peterson and seconded by Jerry Vernon to approve estimate #7 for renovations to Water Plant No. 2 for Schier Construction Company in the amount of \$184,775.00 with 8 day extension. All voted for. Motion carried.

DISCUSS AND TAKE NECESSARY ACTION ON THE RECOMMENDATION OF AWARD LETTER FROM LJA ENGINEERING FOR THE WATERLINE EXTENSIONS PHASE "E" PROJECT.

Jimmy Flowers recommended that the contract be awarded to Reddico Construction.

A motion was made by Anne Vickery and seconded by Matt Peterson to award the Waterline Extension Phase E project to Reddico Construction. All voted for. Motion carried.

ENGINEER'S REPORT

Jimmy mentioned that the plans for the Elevated Storage Tank will be reviewed and sent to the City of Houston next week. Jimmy stated that the Geotech crew is unable to get to the properties, but they are still able to work on the design while waiting for this to happen.

ATTORNEY'S REPORT

Zach stated that the approval was received from the TCEQ for the release of escrow from the last of the 2021 bonds.

FINANCIAL ADVISOR'S REPORT

Nothing further.

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 7/31/2024 budget with the board.

SAFETY REPORT

No accidents or close calls.

GENERAL MANAGER'S REPORT

Ricky McDonald updated the board regarding the Brookshire Brothers Lift Station Property, he stated that he has contacted the owner and is waiting for a response. He said that there is another lift station that the MUD maintains but it is on private property and there is nothing stating the MUD is responsible for maintaining the lift station. He asked that Zach look into this matter. Ricky also discussed the fuel used during the hurricane: natural gas \$196.64, propane \$3,924.00, and diesel \$12,418.00. This includes topping off the generators and tanks. He also brought up the turn on fee of \$25.00 for lock offs, because he does not believe that this is covering the cost. He asked Zach to look into this for us and may bring this up at the next board meeting.

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 **\$509,425.31**. 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 **\$368,972.55**. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Tony Martinez to Approve the **Debt Services** accounts payable in the amount of **\$960.91**. All voted for. Motion carried.

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Regular Meeting  
August 15, 2024

BOARD OF DIRECTOR'S REPORTS AND/OR PROPOSALS

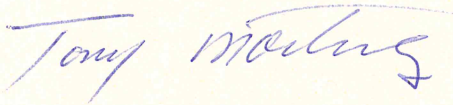
Bill Smith went over the water loss and the bank balances.

ADJOURNMENT

A motion was made by Anne Vickery and seconded by Tony Martinez to adjourn. All voted for. Motion carried.

Adjourned at 8:07 P.M.

Respectfully,

A handwritten signature in blue ink that reads "Tony Martinez". The signature is written in a cursive style with a long horizontal stroke at the top.

Tony Martinez, Secretary