



*The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, February 19, 2026, 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, Cory DeSpain-Assistant General Manager, Lisa Latham-Office Manager, Cassidy Permenter-Office Assistant, Alan Petrov – Johnson Petrov, LLP, Jimmy Flowers – LJA Engineering, Bill Blitch-Financial Advisor

#### APPROVAL OF THE MINUTES

A motion was made by Jerry Vernon and seconded Anne Vickery to approve the minutes for January 15, 2026 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 Anne Vickery to approve uncollectible accounts in the amount of \$683.65 for January 2026. 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.

Ricky McDonald updated the board that the surveyors

Recess at 6:02 PM

Re-Opened at 6:43 PM

#### NEW BUSINESS

#### DISCUSS AND APPROVE ESTIMATE #1 FOR (E208-0630) ELEVATED STORAGE TANK NO. 2 FOR CALDWELL TANKS, INC. IN THE AMOUNT OF \$2,055,135.59.

A motion was made by Anne Vickery and seconded by Tony Martinez to approve Estimate #1 for Elevated Storage Tank No. 2 for Caldwell Tanks, Inc. in the amount of \$2,055,135.59. All voted for. Motion carried.

DISCUSS AND APPROVE PAYMENT OF APPLICATION 2 FOR THE NEW ADMINISTRATION BUILDING FOR PELCO BUILDERS, LLC IN THE TOTAL AMOUNT OF \$336,424.06.

A motion was made by Matt Peterson and seconded by Jerry Vernon to approve payment application 2 for The New Administration Building for Pelco Builders, LLC in the total amount of \$336,424.06. All voted for. Motion carried.

DISCUSS AND AUTHORIZE ANY NECESSARY ACTION REGARDING CORRESPONDENCE FROM SJRA ON PROPOSAL AMENDMENTS TO GROUNDWATER REDUCTION PLANNING AND ALTERNATIVE WATER SUPPLY CONTRACT.

Alan Petrov informed the board that they will be sending SJRA some questions regarding the amendments on behalf of the board.

ADOPT RESOLUTION IMPLEMENTING PENALTY FOR DELINQUENT 2025 TAXES AND CONTRACTING WITH ATTORNEYS TO COLLECT DELINQUENT TAXES FOR THE DISTRICT.

A motion was made by Anne Vickery and seconded by Tony Martinez to adopt the resolution implementing penalty for delinquent 2025 taxes and contracting with the attorneys to collect delinquent taxes for the district. All voted for. Motion carried.

ADOPT RESOLUTION IMPLEMENTING PENALTY FOR DELINQUENT 2025 TAXES AND CONTRACTING WITH ATTORNEYS TO COLLECT DELINQUENT TAXES FOR HENDRICKS DEFINED AREA.

A motion was made by Jerry Vernon and seconded by Matt Peterson to adopt the resolution implementing penalty for delinquent 2025 taxes and contracting with the attorneys to collect delinquent taxes for the Hendricks Defined Area. All voted for. Motion carried.

ADOPT ORDER DETERMINING AD VALOREM TAX EXEMPTIONS FOR THE DISTRICT.

Bill Blitch recommended to the board that the tax exemptions remain the same.

A motion was made by Jerry Vernon and seconded by Matt Peterson to adopt the order determining the 2026 AD Valorem Tax Exemptions as 20% for Homestead and \$25,000 for the over 65 and disabled. All voted for. Motion carried.

ADOPT ORDER DETERMINING AD VALOREM TAX EXEMPTIONS FOR THE HENDRICK'S DEFINED AREA.

A motion was made by Anne Vickery and seconded by Tony Martinez allowing no exemptions for the Hendrick's Defined Area. All voted for. Motion carried.

ENGINEER'S REPORT

Jimmy Flowers mentioned to the board that he is working on the paperwork for the TWDB grant.

Ricky McDonald let the board know that MNS Engineering is asking for an underground easement from the district. The board asked him to get more information from them before making a decision on this easement.

ATTORNEY'S REPORT

Alan Petrov informed the board that Anne Vickery and Tony Martinez are unopposed and that at the March meeting the election will be canceled.

FINANCIAL ADVISOR'S REPORT

Nothing further 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 1/31/2026 New Caney MUD budget with the board.

SAFETY REPORT

No accidents or close calls.

GENERAL MANAGER'S REPORT

Ricky informed the board that at the next board meeting a discussion would be needed regarding adding the board members as signers on the Bank Of America district account.

APPROVE MONTHLY ACCOUNTS PAYABLE

A motion was made by Jerry Vernon and seconded by Anne Vickery to Approve the **General Fund** accounts payable in the amount of **\$669,306.02**. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Anne Vickery to Approve the **Capitol Project** accounts payable in the amount of **\$2,445,475.51**. All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Anne Vickery to Approve the **Debt Service** accounts payable in the amount of **\$30,343.75**. All voted for. Motion carried.

CLOSED FOR EXECUTIVE SESSION AT 7:32 PM  
RE-OPENED FROM EXECUTIVE SESSION AT 7:42 PM

BOARD OF DIRECTOR'S REPORTS AND/OR PROPOSALS

Bill Smith went over the water loss.

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ADJOURNMENT

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

Adjourned at 7:52 PM.

Respectfully,

  
Tony Martinez, Secretary