



The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, February 20, 2025, at 6:00 P.M., and the roll was called of the duly constituted officers to wit:

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

Thus, constituting a quorum.

Not Present – Matt Peterson–Treasurer/Asst. Secretary

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

APPROVAL OF THE MINUTES

A motion was made by Jerry Vernon and seconded by Anne Vickery to approve the minutes for January 16, 2025 regular meeting. All voted for. Motion carried.

CITIZEN'S PRESENTATIONS

No presentation

OLD BUSINESS

APPROVE UNCOLLECTIBLE ACCOUNTS

A motion was made by Tony Martinez and seconded by Anne Vickery to approve uncollectible accounts in the amount of \$734.71 for January 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 updated the board that the Strickland Property condemnation hearing has been scheduled for April 17, 2025, and the attorney stated they will be making the award and once he tells what the award is we make a deposit with the registry of the court and then we can get possession of the property. He also updated the board that the potential buyer for the Guniganti property that his contract ends March 1st and he has not closed yet. Once the contract ends, we will know what we can do with that property.

Kelly said that he finally received contact from EMCSA regarding the Park Dr. property. Ricky McDonald mentioned that he spoke with someone in the community that knows a lot about what is going on and asked them about the EMCSA. They said that the person that contacted us about the property was planning on getting the property from EMCSA and pay back taxes on the property and build baseball fields and let EMCSA use those fields, and he would do tournament ball on the weekends. People in the community found out about that and threw a fit including Matt Gray and

the county has stepped in, and he plans to make that county property and his plan is to keep it for the kids sports.

Ricky mentioned that he spoke with Charles and Barbara Oakley about a piece of property they have on Laura Ln. Ricky had spoke with him previously about this property but he has some title issues. He seems to be willing to deal with us on this property if we can help him with his title issues. The board asked Kelly Landry to look at the title report for the property.

Recess at 6:22 PM
Re-Opened at 7:06 PM

NEW BUSINESS

DISCUSS AND APPROVE CASTING VOTE FOR A NOMINEE TO BE NAMED AS A CANDIDATE ON THE GENERAL BALLOT TO ELECT THE FIVE APPOINTED DIRECTORS TO THE MCAD BOARD OF DIRECTORS AND APPROVE ANY NECESSARY ACTION TO BE TAKEN.

A motion was made by Jerry Vernon and seconded by Anne Vickery to nominate Robert Walker as the candidate on the ballot to elect the five appointed directors to the MCAD Board of Directors. All voted for. Motion carried.

DISCUSS AND APPROVE TWCA RISK MANAGEMENT FUND BOARD OF TRUSTEE ELECTION BALLOT PLACES 7, 8, 9, AND 10 AND APPROVE ANY NECESSARY ACTION TO BE TAKEN.

A motion was made by Jerry Vernon and seconded by Anne Vickery to approve the TWCA_Risk Management fund board of trustee election ballot places 7, 8, 9, and 10. All voted for. Motion carried.

DISCUSS AND APPROVE ESTIMATE #13 FOR (E208-0520) RENOVATIONS TO WATER PLANT NO. 2 FOR SCHIER CONSTRUCTION COMPANY IN THE AMOUNT OF \$251,227.50.

A motion was made by Tony Martinez and seconded by Jerry Vernon to approve estimate #13 for Renovations to Water Plant No. 2 for Schier Construction Company in the amount of \$251,227.50. All voted for. Motion carried.

DISCUSS AND APPROVE ESTIMATE #2 FOR (E208-0590) WATERLINE EXTENSIONS PHASE "E" FOR REDDICO CONSTRUCTION COMPANY IN THE AMOUNT OF \$277,641.30.

Ricky McDonald showed the board some pictures of the unexpected issues that the contractor has dealt with on this project that has extended the days of the contract.

A motion was made by Anne Vickery and seconded by Tony Martinez to approve estimate #2 for Waterline Extension Phase "E" for Reddico Construction Company in the amount of \$277,641.30. All voted for. Motion carried.

ADOPT RESOLUTION IMPLEMENTING PENALTY FOR DELINQUENT 2024 TAXES AND CONTRACTING WITH ATTORNEYS TO COLLECT DELINQUENT TAXES.

A motion was made by Jerry Vernon and seconded by Tony Martinez to adopt the resolution implementing penalty for delinquent 2024 taxes and contracting with attorneys to collect delinquent taxes. All voted for. Motion carried.

ADOPT ORDER DETERMINING AD VALOREM TAX EXEMPTIONS.

Bill Blich mentioned that he discussed this at a previous meeting and he advised and the board agreed that the tax exemptions remain the same.

A motion was made by Anne Vickery and seconded by Tony Martinez to adopt order determining Ad Valorem Tax exemptions. All voted for. Motion carried.

RESOLUTION DELEGATING APPROVAL AND SIGNATORY AUTHORITY TO THE GENERAL MANAGER FOR LONE STAR GROUNDWATER CONSERVATION MATTERS.

A motion was made by Anne Vickery and seconded by Tony Martinez to approve resolution delegating approval and signatory authority to the General Manager for Lone Star Groundwater Conservation matters. All voted for. Motion carried.

DISCUSS AND APPROVE RIGHT OF FIRST REFUSAL FOR 21392 HOLLY ST.

Zach Petrov told the board that he made the changes as discussed at the last meeting.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve Right of Refusal for 21392 Holly St. All voted for. Motion carried.

ENGINEER'S REPORT

Jimmy Flowers updated the board that the Elevated Storage Tank No. 2 project has been approved by the TCEQ and is awaiting approval of the admin building drainage by the county in order to get it pushed down the line. Waterplant No. 4 has been approved by TCEQ. The admin building comments have been submitted and it has been put in for review.

ATTORNEY'S REPORT

Zach Petrov said that Ricky McDonald asked him to look into options when it comes to dealing with the ETJ and he has a few options he is working on.

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 1/31/2025 New Caney MUD budget with the board.

SAFETY REPORT

No accidents or close calls.

GENERAL MANAGER'S REPORT

Ricky McDonald mentioned to the Board that Cory DeSpain passed his B wastewater license and Christopher McDonald passed his C water license. Cory is now a double B operator, and Christopher is a B wastewater and C water.

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 **\$431,187.42.** 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 **\$587,412.16.** All voted for. Motion carried.

A motion was made by Jerry Vernon and seconded by Anne Vickery to Approve the **Debt Services** accounts payable in the amount of **\$500.00.** All voted for. Motion carried.

BOARD OF DIRECTOR'S REPORTS AND/OR PROPOSALS

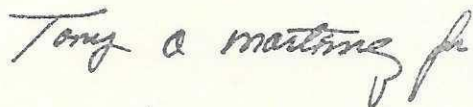
Bill Smith went over the water loss and the bank balances.

ADJOURNMENT

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

Adjourned at 7:51 PM.

Respectfully,

A handwritten signature in cursive script that reads "Tony a martinez".

Tony Martinez, Secretary