



The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, August 18th, 2022, 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
MATT PETERSON-ASST. SECRETARY/TREASURER
DOROTHY RAWLINSON-ASSISTANT SECRETARY/ASSISTANT TREASURER**

Thus, constituting a quorum.

Also, present: Ricky McDonald-General Manager, Lisa Latham- Office Manager, Cory DeSpain-Asst. General Manager, Jackie Orrick – Office Assistant, Zachary Petrov with Johnson Petrov LLP, Bill Blich – Financial Advisor, Jay Norris – LJA Engineering, Gloria Zapata, and Ann Vickery.

APPROVAL OF THE MINUTES

A motion was made by Tony Martinez and seconded by Dorothy Rawlinson to approve the minutes for July 21st, 2022, Regular meeting. All voted for. Motion carried.

CITIZEN'S PRESENTATIONS

There were no updates or comments given.

Old Business

Approve uncollectible accounts July 2022.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve the uncollectible accounts for July 2022 in the amount of \$1,713.40. All voted for. Motion carried.

Recess at 6:06pm.

Re-open at 6:52pm.

Discuss Possible Acquisition of Easements and Approve any Necessary Action to be taken, including approval of Orders Declaring a Public Necessity and Authorizing the Institution of Condemnation Proceedings.

Jay Norris explained residential square footage values and comparisons based off the Espinosa project to the board.

A motion was made by Jerry Vernon and seconded by Matt Peterson to Approve Orders Declaring a Public Necessity and Authorizing the Institution of Condemnation of Proceedings at \$2 a square foot value and capped at \$3 a square foot for The Espinosa Project. All voted for. Motion carried.

New Business

Discuss and Approve Estimate #9 (E208-0380) for the Renovations to Water Plant No. 1 for Gemini Contracting Services in the amount of \$80,850.94.

A motion was made by Dorothy Rawlinson and seconded by Tony Martinez to Approve Estimate #9 (E208-0380) for the Renovations to Water Plant No. 1 for Gemini Contracting Services in the amount of \$80,850.94. All voted for. Motion carried.

Discuss and Approve Change Order No. 1 (E208-0380) for time extension only on the Renovations to Water Plant No. 1 project. This Change Order is a request to add a 30 calendar day time extension due to the rehabilitation of the existing ground storage tank.

A motion was made by Matthew Peterson and seconded by Jerry Vernon to Approve Change Order No. 1 (E208-0380) for a 30-day time extension only on the Renovations to Water Plant No.1 due to the rehabilitation of the existing ground storage tank. All voted for. Motion carried.

Discuss and Approve Estimate #4 (E208-0490) for District Wide Water Meter System Upgrades for Accurate Utility Supply LLC in the amount of \$54,705.75.

A motion was made by Tony Martinez and seconded by Dorothy Rawlinson to Approve Estimate #4 (E208-0490) for District Wide Water Meter System Upgrades for Accurate Utility Supply LLC in the amount of \$54,705.75. All voted for. Motion carried.

Discuss and Take Necessary Action on potential property acquisition adjacent to the Water Plant No. 2 Site

Jay Norris updated the board that he met with current owners of the potential property acquisition, Mr. and Mrs. Coleman, and they both seemed very reasonable and open to potential offers.

Discuss and Take Necessary Action on potential property acquisition of 20 ft +/- wide property along the south property line of the NCMUD Office Site for Transmission Waterline Easement.

Jay Norris explained to the board they may have possibly found an heir to the 20 ft +/- wide property along the south property line of the NCMUD Office Site for Transmission Waterline Easement. She has been sent a questionnaire to prove to the Title Company that she is the only remaining heir to be able to close on this property normally. He will keep the board updated.

Discuss and Adopt a Resolution Concerning District Characterization For 2022 Tax Year.

A motion was made by Jerry Vernon and seconded by Tony Martinez to Adopt a Resolution Concerning District Characterization for 2022 Tax Year. All voted for. Motion carried.

Discuss and propose a 2022 tax rate for the entire District, consider Financial Advisor's recommendation, establish public hearing date regarding the 2022 District tax rate, and authorize publication of the Notice of Public Hearing on the 2022 Tax Rate and related tax rate information.

A motion was made by Matthew Peterson and seconded by Tony Martinez to Accept the Tax rate, establish the public hearing date regarding the 2022 District Tax rate of \$.375 to next month's regular meeting on September 15th, 2022, and authorize Publication of the Notice of Public Hearing on the 2022 Tax Rate and Related Tax Rate Information. All voted for. Motion carried.

Discuss and propose an additional 2022 tax rate for the Hendricks Defined Area, consider Financial Advisor's recommendation, establish public hearing date regarding the 2022 Hendricks Defined Area tax rate, and authorize publication of the Notice of Public Hearing on the 2022 Hendricks Defined Area Tax Rate and related tax rate information.

A motion was made by Dorothy Rawlinson and seconded by Jerry Vernon to Publish a maximum of \$.25 Debt Rate and \$.30 Maintenance Tax for the Hendricks Defined Area and Establish a Public Hearing Date Regarding the 2022 Hendricks Defined area Tax Rate on September 15th, 2022. All voted for. Motion carried.

Engineer's Report

Per Ricky McDonald, all projects are in design and moving along.

Attorney's Report

Zachary Petrov had nothing in addition to report.

Financial Advisor's Report

Bill Blich informed the board that NCMUD needs two accounts, one for NCMUD Hendricks Operating Account and NCMUD Hendricks Construction for bond payments. He also explained the reserve that is set aside for the Hendricks Defined Area for any catastrophic event that could occur.

Tax Assessor/Collector's Report

Bill Smith updated the board that we received \$33,561.58 in taxes for July 2022.

Bookkeeper's Report

Ricky McDonald reviewed Budget and had no current concerns.

Safety Report

Ricky McDonald stated there are no updates, no accidents or safety concerns.

General Manager's Report

Ricky McDonald updated the board that he received preliminary plans for Keiffer Crossing indicating future development.

Board of Directors' Reports and/or Proposals

Tony Martinez updated the board on his heart health from last month, doctors said there isn't anything to worry about as of now.

Approve Monthly Accounts Payable

A motion was made by Matthew Peterson and seconded by Tony Martinez to Approve the General Fund accounts payable in the amount of \$279,911.34. All voted for. Motion carried.

A motion was made by Matthew Peterson and seconded by Tony Martinez to Approve the Capital Project accounts payable in the amount of \$236,083.50. All voted for. Motion carried.

A motion was made by Matthew Peterson and seconded by Tony Martinez to Approve the Debt Service accounts payable in the amount of \$4,855.77. All voted for. Motion carried.

Convene for Executive Session at 8:10pm
Re-open at 9:10pm.

Adjournment

A motion was made by Tony Martinez and seconded by Matthew Peterson to adjourn the meeting. All voted for. Motion carried.

Meeting adjourned at 9:10 p.m.

Respectfully,

Tony Martinez

