



The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, May 16, 2024, at 12:00 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**

Thus, constituting a quorum.

Not present - Anne Vickery-Asst. Secretary/Asst. Treasurer
Matt Peterson-Treasurer/Asst. Secretary

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, Jimmy Flowers with LJA Engineering, Bill Blich- Financial Advisor, Jay Norris with LJA Engineering, Gavin Shukanes with LJA Engineering, Mike Ohers with McCall Gibson and Swedlund Barfoot PLLC, John Kessler, W.A. Kimbrough.

ELECTION

Zach Petrov presented the elected officers the certificates of election. Zach Petrov administered Oath of Office to Bill Smith and Jerry Vernon.

APPROVAL OF THE MINUTES

A motion was made by Tony Martinez and seconded by Jerry Vernon to approve the minutes for April 18, 2024 regular meeting, April 30, 2024 special meeting, and May 9, 2024 special meeting. All voted for. Motion carried.

CITIZEN'S PRESENTATIONS

No presentations given.

OLD BUSINESS

APPROVE UNCOLLECTIBLE ACCOUNTS

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve uncollectible accounts in the amount of \$1,668.63 for April 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.

Jay Norris with LJA engineering updated the board on the status of the properties that he is working on.

NEW BUSINESS

DISCUSS AND APPROVE OUT OF DISTRICT WATER SERVICES AT 22322 GENE CAMPBELL BLVD AND APPROVE ANY NECESSARY ACTION TO BE TAKEN.

Mr. Kimbrough the property owner's father discussed the property at 22322 Gene Campbell Blvd with the board. The customer is working to get the easement documents in order. Ricky McDonald mentioned that our engineer would need to look at the property and see the best way to serve the customer. This will be discussed at a future meeting.

Recess at 12:31 PM
Re-opened at 1:14 PM

DISCUSS AND ADOPT ENGAGEMENT LETTER OF MCCALL GIBSON AND SWEDLUND BARFOOT PLLC FOR PREPARATION OF THE DISTRICT'S ENDING MAY 31, 2024 AUDIT.

Auditor Miker Oher discussed the engagement letter for the preparation of the district's ending May 31, 2024 audit.

A motion was made by Jerry Vernon and seconded by Tony Martinez to adopt the engagement letter of McCall Gibson and Swedlund Barfoot PLLC for preparation of the district's ending May 31, 2024 audit. All voted for. Motion Carried.

DISCUSS AND APPROVE ACQUISITION OF PROPERTY AT 23790 PARK DRIVE AND APPROVE ANY NECESSARY ACTION TO BE TAKEN.

Discuss during executive session.

DISCUSS AND APPROVE RESOLUTION REQUESTING AN ESTIMATE OF TAXABLE VALUE AS OF JUNE 1, 2024.

Bill Blitch explained that it would be useful to get the estimate of the taxable value as of June 1, 2024 to help get an estimate for the tax rate.

A motion was made by Tony Martinez and seconded by Jerry Vernon to approve a resolution requesting an estimate of taxable value as of June 1, 2024. All voted for. Motion carried.

DISCUSS AND APPROVE OUT-OF-DISTRICT WATER SERVICE AGREEMENT TO SERVE EMMANUEL BAPTIST CHURCH ON GENE CAMPBELL ROAD.

Zach Petrov is working on an agreement for out of district water services and this will be added to the next meeting.

DISCUSS AND APPROVE ORDER ANNEXING THE LANDING SUBDIVISION.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve the annexation of The Landing Subdivision subject to the removal from the city of Conroe ETJ. All voted for. Motion carried.

DISCUSS AMENDMENTS TO THE DISTRICT'S RATE ORDER AND COMMERCIAL PROCEDURES, INCLUDING ESTABLISHING A CONNECTION FEE, AND AUTHORIZE ANY NECESSARY ACTION.

Zach Petrov discussed the status of the amendments to the district's rate order and commercial procedures and will discuss this further at the next meeting.

DISCUSS AND APPROVE ESTIMATE #4 FOR (E208-0520) RENOVATIONS TO WATER PLANT NO. 2 FOR SCHIER CONSTRUCTION COMPANY IN THE AMOUNT OF \$321,100.00.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve estimate #4 for renovations to Water Plant No. 2 for Schier Construction Company in the amount of \$321,100.00. All voted for. Motion carried.

DISCUSS AND APPROVE CHANGE ORDER NO. 1 (E208-0520) RENOVATIONS TO WATER PLANT NO. 2 FOR SCHIER CONSTRUCTION COMPANY FOR NO CHANGE IN THE CONTRACT AMOUNT WITH A TIME EXTENSION OF 30 C.D.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve change order No. 1 renovations to water plant No. 2 for Schier Construction Company for no change in contract amount with a time extension of 30 calendar days. All voted for. Motion carried

DISCUSS AND APPROVE ESTIMATE #6 FOR (E208-0560) WATERLINE EXTENSIONS PHASE "C" FOR REDDICO CONSTRUCTION COMPANY IN THE AMOUNT OF \$137,655.00.

A motion was made by Jerry Vernon and seconded by Tony Martinez to approve estimate #6 for waterline extension phase "C" for Reddico Construction Company in the amount of \$137,655.00. All voted for. Motion carried.

ENGINEER'S REPORT

Jimmy Flowers said that LJA is working on preparing a GIS desktop for the LCRR.

Jimmy also discussed the price of getting a LOMA at the WWTP site to remove portions out of the property from the flood plain, he said this will cost \$90,000-\$100,000 in fees and it is a 18-24 month process.

ATTORNEY'S REPORT

Zach Petrov mentioned that Ricky McDonald asked him to look at the employment application for New Caney MUD and what questions can be asked and Zach will discuss this further after meeting.

FINANCIAL ADVISOR'S REPORT

Bill Blitch gave recommendations on setting up the meeting for the Bond Sales. The meeting was scheduled for June 4, 2024 at 1:00 PM.

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 4/30/2024 budget with the board.

SAFETY REPORT

No accidents or close calls.

GENERAL MANAGER'S REPORT

Nothing further to report.

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 **\$286,565.31**. 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 **\$488,519.14**. All voted for. Motion carried.

BOARD OF DIRECTOR'S REPORTS AND/OR PROPOSALS

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

CLOSED FOR EXECUTIVE SESSION AT 2:03 PM
REOPEN FROM EXECUTIVE SESSION AT 2:42 PM

A motion was made by Jerry Vernon and seconded by Tony Martinez to direct the right of way agent to proceed as discussed in executive session. All voted for. Motion carried.

ADJOURNMENT

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

Adjourned at 2:43 P.M.

Respectfully,



Tony Martinez, Secretary