



The Board of Directors of New Caney Municipal Utility District of Montgomery County, held a Regular Meeting, open to the public, September 18, 2025, at 6:00 P.M., and the roll was called of the duly constituted officers to wit:

BILL SMITH-PRESIDENT
TONY MARTINEZ JR.-SECRETARY
MATT PETERSON-TREASURER/ASST. SECRETARY
ANNE VICKERY-ASST. SECRETARY/ASST. TREASURER

Thus, constituting a quorum.
Not Present - Jerry Vernon-Vice President

Also, present: Ricky McDonald-General Manager, Cory DeSpain-Assistant General Manager, Kassidy Permenter-Office Assistant, Zach Petrov with Johnson Petrov LLP, Bill Blitch – Financial Advisor, Jonathan Old – Mark Todd Architects, Donna Arnett – LJA Engineering, Kevin Arnett, James Davidoff

APPROVAL OF THE MINUTES

A motion was made by Matt Peterson and seconded Tony Martinez to approve the minutes for August 21, 2025 regular meeting. All voted for. Motion carried.

CITIZEN'S PRESENTATIONS

No Citizen's present.

OLD BUSINESS

APPROVE UNCOLLECTIBLE ACCOUNTS

A motion was made by Anne Vickery and seconded by Matt Peterson to approve uncollectible accounts in the amount of \$213.07 for August 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.

Donna Arnett updated the board that the Strickland Property judgement has been received and will be recorded and delivered to Ricky tomorrow morning. The Water Plant site is still in the works with getting the title straightened out.

Recess at 6:04 PM
Re-Opened at 6:40 PM

NEW BUSINESS

CONDUCT PUBLIC HEARING CONCERNING PROPOSED TAX RATE FOR 2025 FOR THE DISTRICT.
DISCUSS AND ADOPT ORDER SETTING RATE AND LEVYING TAX FOR 2025 FOR THE DISTRICT.

The meeting opened at 6:40 PM for public hearing for the 2025 proposed tax rate for the district for the published .43 cent tax rate.

A motion was made by Anne Vickery and seconded by Matt Peterson to adopt the order to keep the tax rate for the district at .425 cents. All voted for. Motion carried.

A motion was made by Matt Peterson and seconded by Anne Vickery to close the meeting at 6:44 PM for the public hearing for the 2025 district tax rate. All voted for. Motion carried.

CONDUCT PUBLIC HEARING CONCERNING PROPOSED TAX RATE FOR 2025 HENDRICKS DEFINED AREA. DISCUSS AND ADOPT ORDER SETTING RATE AND LEVYING TAX FOR 2025 FOR HENDRICKS DEFINED AREA.

The meeting opened at 6:44 PM for public hearing for the proposed 2025 tax rate for the Hendricks Defined area for the published .18 cent tax rate for debt service and a .32 cent tax rate for maintenance for a total of .50 cent tax rate.

A motion was made by Anne Vickery and seconded by Tony Martinez to adopt the order to set the tax rate for the Hendricks Defined Area for .18 cent tax rate for debt service and a .32 cent tax rate for maintenance with a total .50 cent tax rate. All voted for. Motion carried.

A motion was made by Matt Peterson and seconded by Tony Martinez to close the meeting at 6:46 PM for the public hearing for the 2025 Hendricks Defined Area tax rate. All voted for. Motion carried.

DISCUSS AND TAKE ACTION TO AMEND THE DISTRICT'S INFORMATION FORM.

Zach Petrov discussed the district's information form with the board.

A motion was made by Anne Vickery and seconded by Tony Martinez to amend the District's Information form to reflect the amended tax rates. All voted for. Motion carried.

DISCUSS AND TAKE ACTION ON ORDER DECLARING SURPLUS REAL PROPERTY AND CONVEYANCE WITH THE CHURCH AT 21254 LOOP 494, NEW CANEY TX 77357.

Zach Petrov discussed the options with the board regarding conveying the property to the church. The water code permits the district to convey narrow strips of property that have boundary issue or encroachments that have been there for more than 25 years upon terms and condition set by the board.

A motion was made by Anne Vickery and seconded by Tony Martinez to offer the transfer of the property to the church at \$10. All voted for. Motion carried.

REVIEW BID RESULTS AND QUALIFIED BIDDERS FOR ADMINISTRATION OFFICE TO ACCEPT A CONSTRUCTION MANAGER AT RISK TO ENTER INTO CONTRACT NEGOTIATIONS AND APPROVE ANY NECESSARY ACTION TO BE TAKEN.

Jonathan Old went over the BID results with the board.

A motion was made by Anne Vickery and seconded by Matt Peterson to award the contract for the Administration Office to Pelco Builders in the amount of \$4,711,730.91 and 315 calendar days. All voted for. Motion Carried.

DISCUSS AND APPROVE ESTIMATE #20 FOR (E208-0520) RENOVATIONS TO WATER PLANT NO. 2 FOR SCHIER CONSTRUCTION COMPANY IN THE AMOUNT OF \$81,947.00.

A motion was made by Tony Martinez and seconded by Matt Peterson to approve Estimate #20 for Renovations to Water Plant No. 2 for Schier Construction Company in the amount of \$81,947.00. All voted for. Motion carried.

DISCUSS AND APPROVE ESTIMATE #5 FOR (E208-0600) WATERLINE EXTENSION PHASE "F" FOR REDDICO CONSTRUCTION COMPANY IN THE AMOUNT OF \$123,430.65.

A motion was made by Anne Vickery and seconded by Matt Peterson to approve Estimate #5 for Waterline Extension Phase "F" for Reddico Construction Company in the amount of \$123,430.65. All voted for. Motion carried.

DISCUSS AND APPROVE ESTIMATE #6 FINAL & FINAL DOCUMENTS FOR (E208-0600) WATERLINE EXTENSIONS PHASE "F" FOR REDDICO CONSTRUCTION COMPANY IN THE AMOUNT OF \$70,903.90.

A motion was made by Matt Peterson and seconded by Tony Martinez to approve Estimate #6 Final & Final Documents for (E208-0600) Waterline Extensions Phase "F" for Reddico Construction Company in the amount of \$70,903.90. All voted for. Motion carried.

ENGINEER'S REPORT

Ricky McDonald informed the board that the Elevated Storage Project pre-con meeting was on 08/26/25 and the planned start date is 11/11/25 with a completion date of 05/15/27. He also stated that the WWTP renewing permit will be ready to submit to TCEQ at the end of September.

ATTORNEY'S REPORT

Nothing further to report.

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 8/31/2025 New Caney MUD budget with the board.

SAFETY REPORT

No accidents or close calls.

GENERAL MANAGER'S REPORT

Ricky informed the board that the SJRA fee has decreased starting September 1, 2025.

APPROVE MONTHLY ACCOUNTS PAYABLE

A motion was made by Anne Vickery and seconded by Matt Peterson to Approve the **General Fund** accounts payable in the amount of **\$491,562.56**. All voted for. Motion carried.

A motion was made by Anne Vickery and seconded by Matt Peterson to Approve the **Capitol Project** accounts payable in the amount of **\$337,267.06**. All voted for. Motion carried.

A motion was made by Anne Vickery and seconded by Matt Peterson to Approve the **Debt Services** accounts payable in the amount of **\$1,289,610.90**. 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 Matt Peterson and seconded by Tony Martinez to adjourn. All voted for. Motion carried.

Adjourned at 7:25 PM.

Respectfully,

A handwritten signature in blue ink, appearing to read "Tony Martinez", with a stylized flourish at the end.

Tony Martinez, Secretary