

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94**  
**Minutes of Meeting of Board of Directors**  
**August 5, 2025**

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 94 (the "District") met in regular session, open to the public on August 5, 2025, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board, as follows:

Jerry Rueschhoff, President  
Roger Olsen, Vice President  
Ray Waymel, Secretary  
Michael Pachuillo, Assistant Secretary  
JT Dibble, Assistant Secretary

all of whom were present, thus constituting a quorum.

Also attending the meeting were Creston Minter and Cody Wright of H2O Innovation Operation and Maintenance, LLC ("H2O"); Jorge Diaz of McLennan & Associates, LP ("McLennan"); Barbara Nussa of Republic Services, Inc. ("Republic"); Monica Saucedo of Assessments of the Southwest, Inc. ("ASW"); Erik Scott of Storm Water Solutions L.P. ("SWS"); Danae Dehoyos of Touchstone District Services, LLC ("Touchstone"); Sergeant B. Mixon of the Montgomery County Constable's Office ("MCCO"); Jeffrey Bishop of Quiddity Engineering, LLC ("Quiddity"); Austin Ficken of Masterson Advisors LLC ("Masterson"); Barry Hands of Texas Groundworks Management, Inc. ("TGM"); and Spencer Creed and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

**PUBLIC COMMENTS**

The Board considered comments from the public. Mr. Hands introduced himself to the Board and discussed services provided by TGM. He then exited the meeting. No action was taken by the Board at this time.

**MINUTES OF MEETING(S)**

The Board next considered approval of the minutes of the Board meetings held July 1, 2025 and July 16, 2025. After discussion, it was moved by Director Rueschhoff that the minutes of the Board meetings held July 1, 2025, and July 16, 2025 be approved, as written. Director Olsen seconded the motion, which unanimously carried.

## **REPORT FROM THE MONTGOMERY COUNTY CONSTABLE'S OFFICE REGARDING SECURITY**

Sergeant Mixon next presented and reviewed a security report provided by the MCCO for the month of July 2025, a copy of which report is attached hereto as **Exhibit A**.

A discussion ensued regarding the status of payment to the District for the previously auctioned patrol vehicle that was replaced. It was noted that the District is in receipt of a check for the vehicle, in the amount of \$7,122.50, and that this matter has been resolved.

Sergeant Mixon next advised that the new laptop equipment for officers has been installed in the vehicles.

A discussion ensued regarding the status of a proposal for additional staffing to the District's security contract. Following discussion, the Board concurred that this item be removed from future agendas.

Sergeant Mixon exited the meeting at this time.

## **BOOKKEEPER'S REPORT**

Mr. Diaz next presented and reviewed a written Bookkeeper's Report dated August 5, 2025, including the District's Investment Report for the month of June 2025, copies of which are attached hereto as **Exhibit B**. Following discussion, it was moved by Director Rueschhoff that the Board (i) approve the Bookkeeper's Report and Investment Report, and (ii) authorize the District's Investment Officer to execute the Investment Reports on behalf of the Board and the District. Director Waymel seconded the motion, which carried unanimously.

## **REPUBLIC SERVICES, INC.**

Ms. Nussa addressed the Board on behalf of Republic and presented a verbal report and general update regarding the District's garbage and recycling collections. No action was taken by the Board at this time.

## **STORMWATER MANAGEMENT PROGRAM AND DRAINAGE FACILITIES REPORT**

Mr. Scott presented and reviewed a Drainage Facilities Report provided by SWS, a copy of which is attached hereto as **Exhibit C**. No action was taken by the Board at this time.

## **TAX ASSESSOR/COLLECTOR'S REPORT**

Ms. Saucedo then presented and reviewed the Tax Assessor/Collector's Report for the month of July 2025, including a delinquent account listing as of July 30, 2025, copies of which are attached hereto as **Exhibit D**. After discussion, it was moved by Director Rueschhoff that the Tax Assessor/Collector's Report be approved and the disbursements identified therein be approved for payment. Director Olsen seconded the motion, which carried unanimously.

## **DELINQUENT TAX REPORT**

In connection with the District's delinquent tax collections, Mr. Creed reminded the Board that the District's delinquent tax attorneys, Perdue, Brandon, Fielder, Collins & Mott, L.L.P., provide written reports on a quarterly basis, and advised that no report was received for today's meeting.

## **FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2025 TAX RATE**

Mr. Ficken next presented the Board with Masterson's recommendation regarding the proposed 2025 debt service tax rate and maintenance tax rate, a copy of which is attached hereto as **Exhibit E**. He advised that Masterson is recommending a proposed 2025 debt service tax rate of \$0.43. There was next a discussion regarding the maintenance tax. The Board concluded that a proposed 2025 maintenance tax rate of \$0.23 would provide for future District costs. There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2025 tax rate. Mr. Creed advised that, pursuant to §49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Creed further advised that the information to be included in the notice is set forth in the Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least 10 days before the date of the meeting. After further discussion on the matter, Director Waymel moved that the Board accept the financial advisor's recommendation of a proposed 2025 debt service tax rate of \$0.43 and a proposed maintenance tax rate of \$0.23, and that the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2025 tax rate at its September meeting in the form and at the time required by law. Director Rueschhoff seconded said motion, which unanimously carried.

## **OPERATIONS REPORT**

The Board next considered the Operations Report. Mr. Wright presented a written report prepared by H2O, a copy of which is attached hereto as **Exhibit F**, and reviewed same with the Board.

With regard to the request by Harris County Water Control and Improvement District No. 92 ("No. 92") for temporary water supply, Mr. Creed advised that No. 92 is still reviewing the draft letter agreement between the District and No. 92.

A discussion ensued regarding the status of the emergency generator located at the Water Plant. Following discussion, the Board requested information related to the terms of the generator lease agreement between the District and NRG. Mr. Creed advised that SPH will review the contract and provide more information at the next meeting.

Ms. Saucedo and Mr. Diaz exited the meeting during the Operations Report.

### **ENGINEER'S REPORT**

Mr. Bishop next presented to the Board a written Engineer's Report, dated July 31, 2025, a copy of which report is attached hereto as **Exhibit G**, relative to the status of various projects within the District. Following discussion, it was moved by Director Rueschhoff, seconded by Director Olsen, and unanimously carried, that the Engineer's Report and all action items listed therein be approved, as recommended by Quiddity, including (i) the District's approval of payment of Pay Estimate No. 4 and Final and Change Order No. 2 in the amounts of \$23,615.00 and -\$2,500, respectfully, submitted by CFG Industries, LLC in connection with the Ground Storage Tank No. 1 Rehabilitation at Water Plant No. 1 project, (ii) authorization of design of Lift Station No. 2 improvements, and (iii) authorization of the President to execute a request for surface water supply, a copy of which is included as part of **Exhibit G**, and the submission of same to the San Jacinto River Authority ("SJRA").

### **STATUS OF CONSTRUCTION OF NEW CONCRETE WASTEWATER TREATMENT PLANT**

The Board noted that the status of construction of the new concrete wastewater treatment plant by Montgomery County Municipal Utility District No. 119 on behalf of itself and the District was covered under the Engineer's Report.

### **SPRING TRAILS COMMUNITY ASSOCIATION, INC. ("ASSOCIATION") CONSTRUCTION PROJECTS WITHIN DISTRICT PROPERTY; ASSOCIATION AND/OR RESIDENT COMMUNICATIONS**

The Board next considered the approval and/or status of any Association related construction or maintenance projects within District property and resident communications concerning maintenance. In that regard, the Board reviewed a proposal in the amount of \$1,575.00 to remove two (2) dead trees provided by Arbor Tech Tree Care, LLC ("Arbor Tech"), a copy of which proposal is attached hereto as **Exhibit H**. Following discussion, Director Rueschhoff moved that the Board approve the proposal provided by Arbor Tech. Director Dibble seconded the motion, which unanimously carried.

The Board next discussed the performance of a survey of the District to identify trees that are in need of being fell or removed. Following discussion, Director Dibble moved that Director Olsen be authorized to request a proposal for such survey from Arbor Tech. Director Rueschhoff seconded the motion, which unanimously carried. The Board requested that the District's tree trimming policy be placed on the District's website.

### **TOUCHSTONE DISTRICT SERVICES**

The Board next discussed the status of the District's website. In that regard, Ms. Dehoyos presented and reviewed a Communications Meeting Report prepared by Touchstone, a copy of which is attached hereto as **Exhibit I**. A discussion ensued regarding options for contacting the

District through the website. The Board concurred that members of the Board, SPH, and Touchstone be included on all website inquiries, and that Touchstone direct all inquiries to the appropriate consultant.

### **WORKSHOPS AND/OR PROFESSIONAL DEVELOPMENT PROGRAM**

A discussion ensued regarding the District's Professional Development Program workshops and the workshop related to exercise of the District's Emergency Response Plan held on July 16, 2025.

### **SAN JACINTO RIVER AUTHORITY**

Mr. Creed next discussed with the Board proposed amendments to its current Rate Order applicable to participants in the SJRA's Groundwater Reduction Plan. Mr. Creed stated that, although no official notice had yet been received, the SJRA will be sending a notice of a four cent (\$0.04) decrease in the rate that will be in effect for participants as of September 1, 2025. No action was taken by the Board at this time.

### **ATTORNEY'S REPORT**

The Board next considered the attorney's report. In that regard, the Board deferred consideration of the Interim Arbitrage Compliance Reports for the District's Series 2016 Refunding Bonds, Series 2019 Refunding Bonds, Series 2019 Unlimited Tax Bonds, Series 2020 Refunding Bonds, and Series 2021 Refunding Bonds, pending completion of said reports.

### **FUTURE AGENDA ITEMS**

The Board next considered additional items for placement on future agendas. No specific agenda items, other than routine and ongoing matters, were requested.

### **EXECUTIVE SESSION**

The Board determined it would not be necessary to enter into Closed Session pursuant to Texas Government Code, Sections 551.071 and 551.076.

### **ADJOURN**

There being no further business to come before the Board, Director Rueschhoff moved that the meeting be adjourned. Director Dibble seconded said motion, which unanimously carried.



  
Secretary  
Board of Directors

**LIST OF NON-RECURRING ACTION ITEMS FOR NEXT MEETING**

<b>TASK</b>	<b>RESPONSIBLE PARTY</b>	<b>DUE DATE</b>
Provide chart related to actions to be taken during implementation of Emergency Response Plan	Director Olsen	September 2, 2025
Review terms of generator lease agreement	SPH	September 2, 2025
Review letter agreement with No. 92 in connection with requested temporary water supply	No. 92	August 5, 2025
Discussion with Trees by Frank regarding completing Work Order for Invoices	SPH	September 2, 2025
Provide proposal for Tree Survey	Arbor Tech	September 2, 2025
Budget Analysis for Joint WWTP	Quiddity	September 2, 2025

## **LIST OF EXHIBITS**

EXHIBIT A	Security Report
EXHIBIT B	Bookkeeper's Report
EXHIBIT C	Drainage Facilities Report
EXHIBIT D	Tax Assessor/Collector's Report
EXHIBIT E	Tax Rate Recommendation
EXHIBIT F	Operations Report
EXHIBIT G	Engineer's Report
EXHIBIT H	Proposal provided by Arbor Tech Tree Care, LLC
EXHIBIT I	Communications Meeting Report