

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94**  
**Minutes of Meeting of Board of Directors**  
**November 4, 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 November 4, 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 Pachulo, 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"); Lieutenant Ronald Glaze and Sergeant Amanda Gannon of the Montgomery County Constable's Office ("MCCO"); Jeffrey Bishop of Quiddity Engineering, LLC ("Quiddity"); Bart Fields, resident of the District; and Gordon Cranner, who entered later in the meeting as noted herein, 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. There were no comments from the public at this time.

**MINUTES OF MEETING(S)**

The Board next considered approval of the minutes of the Board meetings held October 7, 2025 and October 20, 2025. After discussion, it was moved by Director Pachulo that the minutes of the Board meetings held October 7, 2025, and October 20, 2025, be approved, as written. Director Olsen seconded the motion, which unanimously carried.

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

Lieutenant Glaze introduced Deputy Gannon to the Board and presented and reviewed a security report provided by the MCCO for the month of October 2025, a copy of which report is attached hereto as **Exhibit A**. He advised that MCCO will be present at the special meeting scheduled to be held within the District on January 21, 2026, to discuss proposed locations for the installation of license plate readers by Flock Safety and the costs associated with same.

Lieutenant Glaze next inquired as to whether the Board would be amenable to MCCO attending monthly Board meetings via telephone conference call, and in-person on a quarterly basis. Mr. Creed stated that he will discuss this matter with a representative of MCCO following today's meeting.

Lieutenant Glaze next advised that MCCO is still working on preparation of a sample "summary overview" of the monthly report statistics for the Board's review and potential posting on the website.

Lieutenant Glaze and Sergeant Gannon exited the meeting at this time.

## **BOOKKEEPER'S REPORT**

Mr. Diaz next presented and reviewed a written Bookkeeper's Report dated November 4, 2025, including the District's Investment Report for the month of September 2025, copies of which are attached hereto as **Exhibit B**. Following discussion, it was moved by Director Olsen that the Board (i) approve the Bookkeeper's Report and Investment Report, and (ii) authorize the District's Investment Officer to execute the Investment Report on behalf of the Board and the District. Director Dibble 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 October 2025, including a delinquent account listing as of October 30, 2025, copies of which are attached hereto as **Exhibit D**. After discussion, it was moved by Director Dibble that

the Tax Assessor/Collector's Report be approved and the disbursements identified therein be approved for payment. Director Rueschhoff seconded the motion, which carried unanimously.

### **DELINQUENT TAX REPORT**

In connection with the District's delinquent tax collections, Mr. Creed presented to and reviewed with the Board a Delinquent Tax Report provided by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue") dated November 4, 2025, a copy of which is attached hereto as **Exhibit E**. The Board discussed the accounts listed on the report that are subject to termination of water service due to nonpayment of taxes. Following discussion, Director Waymel moved that H2O be authorized to terminate water service to the eligible accounts listed on the report, in accordance with the conditions and timeline stated in the report. Director Rueschhoff seconded the motion, which unanimously carried.

### **AUTHORIZE PREPARATION AND FILING OF INITIAL LOCAL GOVERNMENT BOND, TAX, AND PROJECT REPORT**

Mr. Creed next advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by House Bill 103 in the 89<sup>th</sup> Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He stated that the initial report will include historical tax rate and bond election and issuance information for the District for the previous ten year period and must be submitted by January 1, 2026. Following discussion, Director Rueschhoff moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Pachulo seconded the motion which carried unanimously.

### **OPERATIONS REPORT**

The Board next considered the Operations Report. Mr. Minter presented a written report prepared by H2O, a copy of which is attached hereto as **Exhibit F**, and reviewed same with the Board. A discussion ensued regarding termination of water service to those customers which are delinquent in December 2025. After discussion, the Board directed H2O to defer termination of water service to those accounts which are scheduled to be terminated until January 2026.

A discussion ensued regarding the status of the unauthorized residential drainage encroachment at Shauna Lane. Mr. Minter advised that the resident has removed the encroachment and that this matter has been resolved.

A discussion ensued regarding the recent storm event and power outage at the Water Plant. Following discussion, the Board concurred to hold a special meeting to further discuss this matter within the District on Tuesday, November 11, 2025, at 9:00 a.m.

Mr. Minter advised he received a communication from the operator for Harris County Water Control and Improvement District No. 92 ("No. 92") indicating they wish to go on interconnect with the District on November 11, 2025, to begin their water plant rehabilitation

project. The Board noted that No. 92 will be required to execute the prepared Letter Agreement prior to receiving water, and requested that H2O and SPH contact their consultants regarding same.

### **ENGINEER'S REPORT**

Mr. Bishop next presented to the Board a written Engineer's Report, dated October 31, 2025, a copy of which report is attached hereto as **Exhibit G**, relative to the status of various projects within the District. He advised that the annual inspections of the Water Plant and remote well are complete, as well as interior inspections of Ground Storage Tank No. 2 and both hydro-pneumatic tanks, and that a copy of the associated report is attached as part of the Engineer's Report. He advised that Quiddity is coordinating with the contractor and tank manufacturer to blast and re-coat the tanks.

Mr. Fields exited the meeting at this time.

Mr. Bishop next presented to the Board a 20-year Capital Improvement Plan prepared by Quiddity, a copy of which is attached as part of the Engineer's Report. No action was taken by the Board at this time.

Ms. Saucedo and Mr. Diaz exited the meeting at this time.

A discussion ensued regarding the status of the generator located at the Water Plant that is leased by the District and owned by NRG Energy Solutions, LLC ("NRG"). Mr. Bishop advised that the term of the lease is 20 years and expires in March 2032. It was noted that the generator failed to perform during the recent storm event, leading to a drop in water pressure and triggering a requirement for the District to issue a boil water notice to its customers. He further advised that, in connection with the District exercising its rights under the lease, Quiddity is researching the availability of replacement parts for the generator and whether NRG has been providing the District with maintenance documentation as required by the lease. He noted Quiddity will report back to the Board regarding same.

Mr. Bishop next addressed the Board regarding Quiddity's feasibility and route alignment study in connection with the District's request for surface water from the San Jacinto River Authority, and noted that a copy of the study is included as part of the Engineer's Report. The Board discussed the various options and the costs associated with same. No action was taken by the Board at this time.

Mr. Bishop next addressed the Board regarding the potential for an additional expansion and/or re-rating of the Joint Wastewater Treatment Plant (the "WWTP") with Montgomery County Municipal Utility District No. 119 ("No. 119") in order to treat an additional 250,000 gallons of sewage flow from the District, and the collection of additional data concerning the re-rating analysis for the WWTP. In that regard, Mr. Bishop advised that Quiddity is continuing to collect additional influent data to minimize the potential impact of expansion and a successful re-rating of the WWTP.

Mr. Bishop next presented Quiddity's hourly rates for 2026, a copy of which is included as part of the Engineering Report.

### **STATUS OF CONSTRUCTION OF NEW CONCRETE WWTP**

The Board noted that the status of construction of the new concrete WWTP by No. 119, on behalf of itself and the District, was covered under the Engineer's Report.

### **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 H**. No action was taken by the Board at this time.

Ms. Nussa, Ms. Dehoyos, and Mr. Scott exited the meeting at this time.

Mr. Cranner entered the meeting at this time.

### **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. The Board considered proposals provided by Arbor Tech Tree Care ("Arbor Tech") for (i) removal of dead trees from certain locations within the District in the amount of \$13,687.72, and (ii) dropping of dead trees along either side of the southern drainage ditch along the walking trails in the amount of \$9,115.65, copies of which proposals are attached hereto as **Exhibit I**. Following discussion, Director Dibble moved that the Board approve the proposals provided by Arbor Tech. Director Olsen seconded the motion, which unanimously carried.

A discussion ensued regarding the District entering into an agreement with Arbor Tech for tree maintenance services, in a form substantially similar to the District's Master Stand-By Services Agreement with Trees By Frank, LLC. Director Olsen advised Arbor Tech will be addressing the three (3) maintenance requests received by the District during the month and will be able to handle any additional maintenance required between now and their entering into the new Master Stand-By Services Agreement with the District. No action was taken by the Board at this time.

Mr. Minter, Mr. Wright, and Mr. Bishop exited the meeting at this time.

### **EXECUTIVE SESSION**

The President announced that the Board was entering into executive session pursuant to Texas Government Code Section 551.171 at 2:00 p.m., for purposes of attorney-client communications concerning item 19(b) on the agenda. At this time all those present, with the exception of the Board, Mr. Creed, Mr. Cranner, and Kris Eddlemon exited the meeting.

At 3:24 p.m., the President announced that the Board would reconvene in Open Session. No action was taken by the Board at this time.

### **CANDIDATE FILING PERIOD**

Mr. Creed advised the Board that, pursuant to Section 141.040, Texas Election Code, the District is required to post a notice regarding the period during which a candidate may file an application to appear on the ballot for the District's directors election to be held on May 2, 2026. He noted that such notice must be posted at the in-District posting location for notices of meetings, at the District's administrative office, and on the District's website. After discussion on the matter, upon motion made by Director Rueschhoff, seconded by Director Dibble and unanimously carried, the Board authorized SPH to prepare and post such notice on behalf of the Board and the District.

### **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.

### **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 proposed locations for Flock cameras and costs	MCCO/Flock Safety	January 21, 2026
Prepare summary of crime statistics and/or tips for posting on website	MCCO	December 2, 2025
Discussion with NRG regarding maintenance of leased generator at District facilities	Quiddity	December 2, 2025
Review letter agreement in connection with requested temporary water supply	No. 92	November 11, 2025
Master Stand-By Services Agreement with Arbor Tech	SPH	December 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	Delinquent Tax Report
EXHIBIT F	Operations Report
EXHIBIT G	Engineer's Report
EXHIBIT H	Communications Meeting Report
EXHIBIT I	Proposals provided by Arbor Tech Tree Care