

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94**  
**Minutes of Meeting of Board of Directors**  
**January 6, 2026**

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 January 6, 2026, 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 of H2O Innovation Operation and Maintenance, LLC ("H2O"); Jorge Diaz of McLennan & Associates, LP ("McLennan"); Barbara Nussa of Republic Services, Inc. ("Republic"); Monica Garcia of Assessments of the Southwest, Inc. ("ASW"); Justin Klump and Erik Scott of Storm Water Solutions L.P. ("SWS"); Simon VanDyk of Touchstone District Services, LLC ("Touchstone"); Sergeant Amanda Gannon of the Montgomery County Constable's Office ("MCCO"); Jeffrey Bishop of Quiddity Engineering, LLC ("Quiddity"); 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 meeting held December 2, 2025. After discussion, it was moved by Director Rueschhoff that the minutes of the Board meeting held December 2, 2025, be approved, as written. Director Olsen seconded the motion, which unanimously carried.

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

Sergeant Gannon presented and reviewed a security report provided by the MCCO for the month of December 2025, a copy of which report is attached hereto as **Exhibit A**. Discussions ensued regarding motorized bikes and recreational vehicles within the District and the meeting related to Flock Safety scheduled to be held within the District on January 21, 2026. Following discussion, Sergeant Gannon advised that MCCO will prepare a flier for distribution to residents related to the operation of motorized bikes and recreational vehicles within the District. No action was taken by the Board at this time.

A discussion ensued concerning correspondence received from a resident through the District's website expressing concerns about the frequency of MCCO patrols within the District. The Board queried Sergeant Gannon about the email, to which she responded.

Sergeant Gannon exited the meeting at this time.

**BOOKKEEPER'S REPORT**

Mr. Diaz next presented and reviewed a written Bookkeeper's Report dated January 6, 2026, including the District's Investment Report for the month of November 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 Report on behalf of the Board and the District. Director Olsen 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. She advised that the 2026 collection calendar will be provided to Director Waymel so he can coordinate with Touchstone to post the calendar on the District's website. She then reminded the Board that the document shred event is scheduled to take place in the District on Saturday, March 21, 2026. No action was taken by the Board at this time.

Ms. Nussa noted that the amount currently contained in the District's budget for garbage expense does not incorporate the most recent CPI rate adjustment. Mr. Diaz advised that such amount can be adjusted when the District adopts its next operating budget.

Ms. Nussa exited the meeting 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.

The Board next considered the status of the District's Stormwater Management Program ("SWMP"). In that regard, Mr. Klump presented to and reviewed with the Board the Year 7 Annual Report and Training Summary (the "Summary"), the Phase II (Small) MS4 Annual Report (the "Annual Report"), a 2026 Stormwater Survey, and a proposed utility bill insert. Copies of the Summary, Annual Report, Stormwater Survey, and utility bill insert are attached hereto as **Exhibit D**. After discussion, Director Dibble moved that the Annual Report (including the utility bill insert) be approved as presented, and that the President be authorized to execute the Annual Report on behalf of the Board and the District. Director Rueschhoff seconded said motion, which carried unanimously.

Mr. Klump advised that SWS will coordinate with H2O to include the utility bill insert in a future customer water bill.

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

Ms. Garcia then presented and reviewed the Tax Assessor/Collector's Report for the month of December 2025, including a delinquent account listing as of November 25, 2025, copies of which are attached hereto as **Exhibit E**. After discussion, it was moved by Director Olsen that the Tax Assessor/Collector's Report be approved and the disbursements identified therein be approved for payment. Director Dibble seconded the motion, which carried unanimously.

### **DELINQUENT TAX REPORT**

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.

### **EXEMPTIONS FROM TAXATION**

Mr. Creed outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by the Texas Constitution and the Texas Tax Code, as amended. He advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After further discussion of the matter, Director Rueschhoff moved that the District (a) not grant the residential homestead exemption, and (b) grant an exemption for persons under a disability or sixty-five years of age or older in the amount of \$10,000 from ad valorem taxes levied by the District during the calendar year 2026, and that the Resolution relative to same, attached hereto as **Exhibit F**, be approved and adopted by the Board and the District. Director Olsen seconded said motion, which carried unanimously.

**ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES**

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, attached hereto as **Exhibit G**. Mr. Creed advised that the Board is authorized pursuant to the Texas Tax Code, as amended, to impose, under certain conditions, 60 days after the date the taxes become delinquent, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on personal property taxes that remain delinquent as of said 60th day, as more fully described in said Resolution. After discussion, it was moved by Director Rueschhoff, seconded by Director Pachulo and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes be adopted by the Board.

**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 H**, and reviewed same with the Board. No action was taken by the Board at this time.

**ENGINEER'S REPORT**

Mr. Bishop next presented to the Board a written Engineer's Report, dated January 2, 2026, a copy of which report is attached hereto as **Exhibit I**, relative to the status of various projects within the District. No action was taken by the Board at this time.

Mr. Cranner entered the meeting at this time.

**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. A discussion ensued regarding the status of maintenance of trees within the District by ArborTech Tree Care ("ArborTech"). Following discussion, Mr. Creed advised that SPH will schedule a call with ArborTech to discuss the procedures to be followed pursuant to the Master Stand-By Agreement (the "Agreement") between the District and ArborTech and completion and submission of the related work order form for each project.

Director Olsen advised that ArborTech recently identified several trees that may need maintenance. Following discussion, the Board concurred to defer taking action on this matter pending a discussion with ArborTech to clarify the scope of work to be performed under the Agreement.

Ms. Garcia, Mr. Klump, and Mr. Scott exited the meeting at this time.

### **TOUCHSTONE DISTRICT SERVICES**

The Board next discussed the status of the District's website. In connection therewith, Mr. VanDyk presented and reviewed a Communications Meeting Report prepared by Touchstone, a copy of which is attached hereto as **Exhibit J**. Director Rueschhoff requested that Touchstone copy the Board on responses to resident communications that are submitted via the District's website. It was agreed that Touchstone will blind-copy the Board on the first such response to each resident communication.

The Board requested that Touchstone provide a response to the resident email on security matters discussed earlier in the meeting. Mr. VanDyk advised that he would do so.

A discussion ensued regarding the proposed installation of a street light at Sweet Bay Crossing. Following discussion, Director Rueschhoff moved that Director Olsen be authorized to contact CenterPoint Energy to obtain a detailed proposal and cost estimate for installation of the street light. Director Olsen seconded the motion, which carried with Directors Olsen, Rueschhoff, and Pachulo voting in favor of the motion and Directors Waymel and Dibble abstaining from the vote.

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

The Board noted that the District's Professional Development Program workshop related to Flock Safety is scheduled to be held in the District on January 21, 2026.

### **TEXAS COMPTROLLER OF PUBLIC ACCOUNTS FOR INCLUSION IN THE SPECIAL PURPOSE DISTRICT PUBLIC INFORMATION DATABASE**

Mr. Creed next informed the Board that, pursuant to provisions of Chapter 403, Government Code, and Chapter 203, Local Government Code, the District is required to submit information to the Texas Comptroller of Public Accounts (the "Comptroller") for inclusion in the Special Purpose District Public Information Database. Following discussion, Director Dibble moved that the District's auditor, McCall Gibson Swedlund Barfoot Ellis, PLLC, be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Public Information Database. Director Rueschhoff seconded the motion, which unanimously carried.

## **RENEWAL OF DISTRICT INSURANCE POLICIES**

The Board next considered authorizing solicitation of proposals for renewal of the District's insurance policies. Mr. Creed advised the Board that the District's current policies are provided through McDonald and Wessendorff and will expire on March 31, 2026. Following discussion, Director Dibble moved that SPH be authorized to solicit a proposal for renewal of the District's insurance coverages from McDonald Wessendorff, for review and consideration by the Board at its February meeting. Director Pachulo seconded the motion, which unanimously carried.

## **MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION**

Mr. Creed reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, he presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit K**, regarding participation in the joint election with Montgomery County (the "County"). In connection therewith, Mr. Creed advised that the County will administer the Election if the District participates in the County's joint election. Following discussion, it was moved by Director Olsen, seconded by Director Rueschhoff and unanimously carried that SPH be authorized to notify the County of the District's intent to participate in the joint Election.

## **SAN JACINTO RIVER AUTHORITY ("SJRA")**

Mr. Creed next advised that the District is in receipt of correspondence from the SJRA related to a request for feedback on the Proposed Global Amendment to Groundwater Reduction Plan contracts, a copy of which is attached hereto as **Exhibit L**. The Board noted that this matter will be further discussed in Executive Session.

## **ATTORNEY'S REPORT**

The Board next considered the attorney's report. In that regard, Mr. Creed advised that the District is in receipt of correspondence from Region H Water Planning Group, a copy of which is attached hereto as **Exhibit M**, in response to the District's request to update the 2024 Region H Initially Prepared Plan. No action was taken by the Board at this time.

## **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 President announced that the Board was entering into executive session pursuant to Texas Government Code Section 551.071 at 2:13 p.m., for purposes of attorney-client communications concerning items 20 and 21(a) 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.

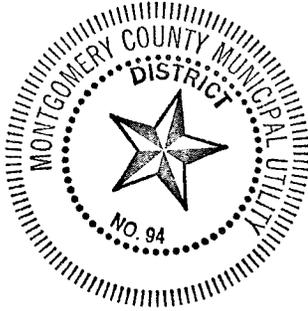
**LIST OF NON-RECURRING ACTION ITEMS FOR NEXT MEETING**

<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 flier regarding operation of motorized bikes and recreational vehicles in the District	MCCO	February 3, 2026
Discussion with NRG regarding maintenance of leased generator at District facilities	Quiddity	February 3, 2026
Prepare 2025 Water Loss Audit	H2O	May 1, 2026
Telephone conference with ArborTech regarding procedures, work order forms and scope of work	SPH/ArborTech	February 3, 2026
Obtain proposal from CenterPoint Energy for installation of street light at Sweet Bay Crossing	Director Olsen	February 3, 2026

At 3:19 p.m., the President announced that the Board would reconvene in Open Session. No action was taken by the Board at this time.

**ADJOURN**

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



  
Secretary  
Board of Directors

## LIST OF EXHIBITS

EXHIBIT A	Security Report
EXHIBIT B	Bookkeeper's Report
EXHIBIT C	Drainage Facilities Report
EXHIBIT D	Year 7 Annual Report and Training Summary, Phase II (Small) MS4 Annual Report, 2026 Stormwater Survey, and proposed utility bill insert.
EXHIBIT E	Tax Assessor/Collector's Report
EXHIBIT F	Resolution Concerning Exemptions From Taxation
EXHIBIT G	Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
EXHIBIT H	Operations Report
EXHIBIT I	Engineer's Report
EXHIBIT J	Communications Meeting Report
EXHIBIT K	Memorandum prepared by Schwartz, Page & Harding, L.L.P.
EXHIBIT L	Correspondence from San Jacinto River Authority
EXHIBIT M	Correspondence from Region H Water Planning Group