

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT  
Minutes for the May 2, 2022 Board Meeting**

The Board of Directors (the "Board") of Meadowhill Regional Municipal Utility District (the "District") met in regular session, open to the public, at 21219 Nottingham Drive, Spring, Texas, 77388, whereupon the roll was called of the members of the Board, to-wit:

Alan Liczwek	President
Douglas Larkins	Vice President
Edward Varosky	Secretary/Treasurer
Michael Gleason	Assistant Secretary
Cassandra Woods	Director

All Directors were present except Director Varosky, thus constituting a quorum. Also present was Chip Callegari and Mario Garcia of TNG Utility Corporation ("Operator"); Teague Harris of IDS Engineering, Inc. ("Engineer"); Andrew P. Johnson, III, and Zach Petrov, attorneys, of Johnson Petrov LLP ("Attorney" or "JP"); Bill Blich of Blich Associates, Inc. ("Financial Advisor"); and Pamela Low of Minutes Plus ("Recording Secretary").

Director Liczwek, having determined that the Notice of Meeting was posted in accordance with provisions of the Open Meetings Act and establishing a quorum, called the meeting to order at 6:34 p.m.

**PUBLIC COMMENT**

There was no public comment.

**MINUTES**

Upon motion by Director Gleason, seconded by Director Larkins, after full discussion and with Directors present voting aye, the Board approved the minutes of the April 18, 2022 Board meeting.

**GENERAL BUSINESS**

- A. Landscape maintenance matters. Director Larkins updated the Board regarding landscaping matters in the District.
- B. Administration Building maintenance. Mr. Varosky stated that he had not heard from the contractor regarding the amount to be paid in relation to the repairs to the Administration Building.

## **TAX COLLECTOR REPORT**

Mr. Blich presented to and reviewed with the Board the Tax Collector's Report, a copy of which is attached hereto as Exhibit "A". Mr. Blich reported that 97.569% of the District's 2021 tax levy had been collected as of April 30, 2022.

Upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Tax Collector's Report.

## **OPERATIONS REPORT**

The President recognized Mr. Garcia, who presented to and reviewed with the Board the termination list. Upon motion by Director Larkins, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board authorized termination of water service to those on the delinquent list in accordance with the Rate Order.

## **ENGINEER'S REPORT**

Mr. Harris presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "B".

Mr. Harris reported that the current Texas Commission on Environmental Quality ("TCEQ") Wastewater Treatment Plant Discharge Permit will expire on April 25, 2023. TCEQ requires that the renewal application be submitted on or before October 25, 2022. Mr. Harris asked for the Board's approval to prepare and submit the TCEQ permit application at a cost of \$16,500, plus reimbursable expenses such as the TCEQ application fee and the cost for the TCEQ required newspaper advertisements.

Next, Mr. Harris updated the Board regarding the Ashton Gray retail strip center development. He stated that Phase 3 is 1.3 acres out of their total 4.11 acres and will contain 13,200 square feet of retail space in one building. Mr. Harris stated that IDS recommends the Board's authorization of a water and sewer commitment in the amount of 1,115 gallons per day annual average water capacity and 965 gallons per day annual average wastewater capacity and with standard District conditions.

Mr. Harris then reported that Taco Bell of America proposes to build a Taco Bell fast food restaurant containing 2,283 square feet on 1.39 acres located in Kenroc Station 2. IDS recommends the Board authorize a water and sewer commitment in the amounts of 1,450 gallons per day annual average water capacity and 1,200 gallons per day annual average wastewater capacity with standard District conditions, subject to purchase of the property by Taco Bell within next six months.

Upon motion by Director Gleason, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the Board (i) authorized IDS to prepare and submit the TCEQ permit application at a cost of \$16,500, plus reimbursable expenses such as the TCEQ

application fee and the cost for the TCEQ required newspaper advertisements; (ii) authorized IDS to issue a water and sewer commitment for the Ashton Gray retail strip center development in the amount of 1,115 gallons per day annual average water capacity and 965 gallons per day annual average wastewater capacity and with standard District conditions; (iii) authorized IDS to issue a water and sewer commitment for a Taco Bell fast food restaurant in the amounts of 1,450 gallons per day annual average water capacity and 1,200 gallons per day annual average wastewater capacity with standard District conditions, subject to purchase of the property by Taco Bell within the next six months; and (iv) approved the Engineer's Report as presented.

### **ATTORNEY'S REPORT**

Correspondence regarding Northwest Harris County MUD No. 28 ("NW 28") and authorize appropriate action. There were no new matters to report.

Discuss Policy Regarding Multi-Family Developments with Utility Commitments for Multifamily Developments ("Policy"). Mr. Petrov reviewed proposed modifications to the Policy to allow for one story buildings as part of a multi-family complex provided that such buildings are Class "A" buildings. Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the proposed Policy modifications.

### **EXECUTIVE SESSION**

At 7:16 p.m., the President called an Executive Session, pursuant to Sections 551.072 of the Open Meetings Act, to discuss matters pertaining to negotiations involving real property. Only the Board members, Mr. Johnson, Mr. Harris and Mr. Petrov were present during the executive session. No action was taken during executive session.

### **REGULAR SESSION**

The Board reconvened the meeting in Regular Session at 7:40 p.m.

### **ADJOURNMENT**

Upon motion by Director Larkins, seconded by Director Woods, the Board adjourned the meeting at 7:41 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2022.

---

Secretary, Board of Directors

Exhibit "A" – Tax Collector Report

Exhibit "B" – Engineering Report