

MINUTES  
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

February 14, 2024

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 142 (the "District") met in regular session, open to the public, on the 14<sup>th</sup> day of February, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX, outside the boundaries of the District, and the roll was called of the duly appointed members of the Board:

Dillon Mills	President
Fritz Fowler	Vice President
David J. Patrick	Secretary
Connor Lynch	Director
Cameron Feehan	Director

and all of the above were present, except Director Fowler, thus constituting a quorum.

Also present at the meeting were: Cody Carden, resident of the District; Shane Stuckey of Stuckey's LLC ("Stuckey's"); Rahi Patel of Municipal Accounts & Consulting LP; Debbie Arellano of Bob Leared Interests; Michael Sullivan of Bleyl & Associates Project Engineering and Management; Richard Van den Bosch of Davidson Homes; and Hannah Bradley and Arlene Catalan of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

Ms. Bradley offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, Ms. Bradley moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the January 10, 2024 meeting. After review and discussion, Director Mills moved to approve the minutes of the meeting. Director Feehan seconded the motion, which passed unanimously.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

Mr. Stuckey reviewed a maintenance report. He then presented and reviewed a map of the District, a copy of which is attached. He stated that Stuckey's has inspected the recently annexed portions of the District and requested authorization to prepare a maintenance schedule for the entirety of the District.

Mr. Stuckey then presented and reviewed a proposal for the removal of a dead tree located primarily on a homeowner's property. He noted that if the dead tree were to fall, it would fall onto the District's property. Discussion ensued. After discussion, the Board discussed notifying the homeowner about the dead tree and their responsibility for its removal.

After review and discussion, Director Mills moved to: (1) authorize Stuckey's to prepare a maintenance schedule for all the District's subdivisions; and (2) authorize Stuckey's to notify the homeowner of their responsibility to remove the dead tree. Director Patrick seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Mr. Patel presented and reviewed a bookkeeper's report, a copy of which is attached, including a list of checks presented for payment.

Mr. Patel requested approval of additional check no. 2205 in the amount \$320.00 to Rapid Research, Inc.

Following review and discussion, Director Patrick moved to: (1) approve the bookkeeper's report and pay the bills; and (2) approve additional check no. 2205 in the amount of \$320.00, as discussed. Director Mills seconded the motion, which passed unanimously.

#### REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2018 BONDS

Ms. Bradley stated that OmniCap Group LLC has completed the Interim Excess Earnings Report on the Series 2018 Bonds (the "Report"). She stated the Report reflects no arbitrage rebate or yield reduction payment is owed to the Internal Revenue Service.

#### TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's report, a copy of which is attached. Following review and discussion, Director Mills moved to approve the tax assessor/collector's report and payment of the tax bills. Director Patrick seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Bradley presented and reviewed a Resolution Concerning Exemptions from Taxation. She explained that the resolution rejects all exemptions, including a general homestead exemption, an exemption for residents over the age of 65 or disabled. After review and discussion, Director Mills moved that the Board adopt the Resolution Concerning Exemptions from Taxation, and direct that Resolution be filed appropriately and retained in the District's official records. Director Feehan seconded the motion, which passed unanimously.

## ENGINEERING MATTERS

Mr. Sullivan presented and reviewed the engineer's report, a copy of which is attached.

Mr. Sullivan updated the Board regarding construction of the Caney Creek Place Water, Sewer and Drainage and Roads and reviewed and recommended approval of Pay Estimate No. 6 in the amount of \$269,663.49, payable to Bay Utilities, LLC ("Bay Utilities"). He reviewed and recommended approval of Change Order No. 3 to increase the contract in the amount of \$1,500.00; Change Order No. 4 to increase the contract in the amount of \$20,359.00; and Change Order No. 5 to increase the contract in the amount of \$10,600.00. The Board determined that Change Order Nos. 3, 4, and 5 are beneficial to the District. Following review and discussion, Director Mills moved, based on the engineer's recommendation, to: (1) approve Pay Estimate No. 6 in the amount of \$269,663.49; (2) approve Change Order No. 3 in the amount of \$1,500.00 as an increase to the contract with Bay Utilities, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation; (3) approve Change Order No. 4 in the amount of \$20,359.00 as an increase to the contract with Bay Utilities, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation; and (4) approve Change Order No. 5 in the amount of \$10,600.00 as an increase to the contract with Bay Utilities, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation. Director Feehan seconded the motion, which passed by unanimous vote.

Mr. Sullivan updated the Board regarding construction of the Mackenzie Creek Section 4 Water, Sewer and Drainage and reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$257,670.00, payable to R Civil Construction, LLC.

Mr. Sullivan reviewed the plans and specifications and requested the Board authorize him to advertise for bids for the construction of the Courtyards at Barton Park Water, Sewer and Drainage and Roads.

Following review and discussion, Director Mills moved, based on the engineer's recommendation: (1) approve the engineer's report; (2) to approve Pay Estimate No. 2 in the amount of \$257,670.00; and (3) approve the plans and specifications and to authorize the engineer to advertise for bids for the Courtyards at Barton Park Water, Sewer and Drainage and Roads. Director Feehan seconded the motion, which passed unanimously.

## ANNEXATION MATTERS

Ms. Bradley discussed the proposed annexation of an approximately 86.174-acre tract into the District. Mr. Sullivan presented and reviewed a feasibility report for the annexation, a copy of which is attached to the engineer's report.

The Board considered accepting the Petition for Addition of Certain Land into the District. The Board next considered authorizing execution of the Petition for Consent to Annex Land. Ms. Bradley reviewed the Petition for Consent. She stated that the Petition will be submitted to the City of Conroe to request approval of the annexation.

Following review and discussion, Director Lynch moved to: (1) approve the feasibility study; (2) accept the Petition for Addition of Certain Land into the District; and (3) authorize execution and filing of the Petition for Consent to Annex Land into the District. Director Feehan seconded the motion. Director Mills abstained from voting and the motion passed by majority vote.

DEVELOPMENT IN THE DISTRICT

Mr. Van den Bosch updated the Board on Development in the District.

NEXT MEETING DATE

The Board concurred to meet on March 13, 2024.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

  
Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
District Map .....	1
bookkeeper's report.....	2
tax assessor/collector's report .....	2
engineer's report .....	3