

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

July 10, 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 10th day of July, 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:

Cody Carden	President
Vacant	Vice President
David J. Patrick	Secretary
Connor Lynch	Director
Cameron Feehan	Director

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

Also present at the meeting were: Fritz Fowler, a member of the public; Shane Stuckey of Stuckey’s LLC; Kyle Cortez of Municipal Accounts & Consulting LP; Debbie Arellano of Bob Leared Interests; Michael Sullivan of Bleyl & Associates Project Engineering and Management (“Bleyl”); and Hannah Bradley and Arlene Catalan of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENT

Ms. Bradley offered any members of the public attending the meeting the opportunity to make a public comment.

The Board reviewed correspondence from a District resident requesting for the removal of a tree, a copy of which is attached. Mr. Stuckey recommended not to remove the tree as it is healthy. The Board discussed the resident’s request and Mr. Stuckey’s recommendation. After review and discussion, the Board concurred to leave the tree in place and continue to monitor the tree.

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 May 8, 2024, meeting. After review and discussion, Director Feehan moved to approve the minutes. Director Carden seconded the motion, which passed unanimously.

APPOINT OF NEW DIRECTORS

Ms. Bradley stated Fritz Fowler is available to fill the vacant seat on the Board.

SWORN STATEMENT, OFFICIAL BOND, AND OATH OF OFFICE

Ms. Bradley presented and reviewed the Sworn Statement, Official Bond, and Oath of Office for Mr. Fowler.

RE-ORGANIZE THE BOARD OF DIRECTORS AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board then considered appointing Mr. Fowler as the Vice President and all other Directors retain their current positions.

Ms. Bradley stated the District Registration Form must be filed with the Texas Commission on Environmental Quality ("TCEQ") to show the updated slate of officers.

OPEN MEETINGS ACT AND CONFLICTS OF INTEREST DISCLOSURE

Ms. Bradley next distributed and reviewed a memorandum regarding Texas Open Meetings Act and Public Information Act training requirements for Directors and encouraged Mr. Fowler to receive his training as soon as possible and forward his certificate of completion to ABHR for inclusion in the District's permanent records.

Ms. Bradley noted that a memorandum from ABHR regarding conflict-of-interest disclosure required under Chapter 176 of the Texas Local Government Code has been presented to Mr. Fowler. The Board then considered updating the District's List of Local Government Officers.

After review and discussion, Director Patrick moved to: (1) appoint Fritz Fowler to the Board; (2) approve the Sworn Statement, Official Bond, and Oath of Office of Director Fowler, and direct that the documents be filed appropriately and retained in the District's official records, and that the Oath of Office be filed with the Secretary of State as required by law; (3) authorize execution of the District Registration Form reflecting the reorganization of the Board, as discussed, and direct that the District Registration Form be filed appropriately and retained in the District's official records; and (4) approve the List of Local Government Officers and direct it be filed appropriately and retained in the District's official records. Director Feehan seconded the motion, which passed unanimously.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

Mr. Stuckey reported on the maintenance in the District.

Mr. Stuckey reported a property owner located on Sapp Road, outside of the District, has stated that his property has drainage issues caused by the District. Mr. Stuckey stated that Bleyl investigated the matter and suggested the construction of a backslope interceptor to help mitigate the flow from the District but stated that the property owner may continue having offsite drainage issues from the creek that runs through their property. Discussion ensued. After review and discussion, the Board took no action on the matter.

Discussion ensued regarding increasing the monthly maintenance mowing. The Board requested a proposal for increased mowing for consideration at their next Board meeting.

JOIN THE ASSOCIATION OF WATER BOARD DIRECTORS

The Board considered joining the Association of Water Board Directors ("AWBD"). After review and discussion, Director Carden moved to authorize the Board to join AWBD. Director Feehan seconded the motion, which passed unanimously.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

Director Carden discussed the AWBD summer conference. After review and discussion, Director Patrick moved to: (1) approve reimbursement of all eligible expenses for the AWBD 2024 summer conference, which the bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines; and (2) authorize all interested Directors to attend the AWBD mid-winter conference. Director Feehan seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Cortez presented and reviewed a bookkeeper's report, a copy of which is attached, including a list of checks presented for payment. Following review and discussion, Director Fowler moved to approve the bookkeeper's report and pay the bills. Director Feehan seconded the motion, which passed unanimously.

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 Patrick moved to approve the tax assessor/collector's report and payment of the tax bills. Director Fowler seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2024 TAX YEAR

The Board discussed the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2024 tax year.

Following review and discussion, Director Patrick moved to adopt a Resolution Regarding Development Status for 2024 Tax Year establishing the District as a Developing district for the 2024 tax year, pursuant to Section 49.23603 of the Texas Water Code and direct that the Resolution be filed appropriately and retained in the District's official records. Director Carden seconded the motion, the motion 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 Mackenzie Creek, Section 4 Paving construction and reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$92,948.58, payable to NorthTex Construction.

Following review and discussion and based on the engineer's recommendation, Director Feehan moved to: (1) approve the engineer's report; and (2) approve Pay Estimate No. 2 in the amount of \$92,948.58. Director Patrick seconded the motion, which passed unanimously.

ANNEXATION MATTERS

Ms. Bradley updated the Board on the annexation of Whispering Valley Estates and reported that it continues to be pending City of Conroe (the "City") approval.

Ms. Bradley discussed the potential annexation of an approximate 12.397 acres of land into the District. She stated the District will need to request consent from the City to annex the approximate 12.397 acres of land and reviewed the steps for annexing land into the District. The Board then considered authorizing Bleyl to prepare the feasibility study for the approximate 12.397 acres of land. Following review and discussion, Director Feehan moved to: (1) approve the Annexation Agreement, subject to finalization; and (2) authorize Bleyl to prepare the feasibility study. Director Carden seconded the motion, which carried by unanimous vote.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

NEXT MEETING DATE

The Board concurred to meet on August 14, 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
Page

Resident Correspondence1
maintenance report2
bookkeeper’s report3
tax assessor/collector’s report3
engineer’s report4