

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

September 11, 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 11th day of September, 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
Fritz Fowler	Vice President
David J. Patrick	Secretary
Connor Lynch	Director
Cameron Feehan	Director

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

Also present at the meeting in person were: Brittany Neel of Stuckey's LLC; Darrell Hawthorne of Municipal Accounts & Consulting LP ("MAC"); Debbie Arellano of Bob Leared Interests; Spencer Day of Masterson Advisors LLC; Morgan Brown and Travis Walker 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. 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 August 14, 2024, meeting. After review and discussion, Director Fowler moved to approve the minutes. Director Carden seconded the motion, which passed unanimously.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

Ms. Neel reported on the maintenance in the District.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Hawthorne 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 Patrick 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 Carden seconded the motion, which passed unanimously.

DISCUSS 2024 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2024 tax rate. Mr. Day distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2024 water, sewer, and drainage debt service tax rate of \$1.00 per \$100 of assessed valuation, based on the District's initial 2024 certified value of \$102,742,741, plus \$6,259,463 of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Day discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Patrick moved to: (1) set the public hearing date for October 9, 2024; and (2) authorize the tax assessor/collector to publish notice in *The Conroe Courier* of the District's meeting on October 9, 2024, to set the proposed 2024 total tax rate of \$1.00 per \$100 of assessed valuation, with \$0.55 allocated for debt service on water, sewer, and drainage bonds, and \$0.45 allocated for operations and maintenance. Director Carden seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

Mr. Brown updated the Board regarding construction of the Mackenzie Creek, Section 4 water, sewer, and drainage improvements, and reviewed and recommended approval of Pay Estimate No. 7 and Final in the amount of \$86,627.24, payable to R Construction Company.

Following review and discussion and based on the engineer's recommendation, Director Patrick moved to: (1) approve the engineer's report; and (2) approve Pay Estimate No. 7 and Final in the amount of \$86,627.24. Director Carden 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 proposed Ellison Development annexation of an approximately 12.397-acre tract into the District. Mr. Brown presented and reviewed a feasibility report for the annexation, a copy of which is attached to the engineer's report. Ms. Bradley mentioned that the developer is in the process of petitioning the City for annexation of the 12.397-acre tract into the City.

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 to request approval of the annexation.

Following review and discussion, Director Patrick moved to: (1) approve the feasibility study; (2) accept the Petition for Addition of Certain Land into the District, subject to prior annexation into the City limits; and (3) authorize execution and filing of the Petition for Consent to Annex Land into the District, subject to prior annexation into the City limits. Director Carden seconded the motion, which passed unanimously.

Ms. Bradley discussed the potential Kendall Homes annexation of an approximate 60.821-acres of land into the District, and reviewed the Annexation Agreement with the Board. She stated the District will need to request consent from the City to annex the approximately 60.821-acres of land into the District and reviewed the steps for annexing land into the District. The Board then considered authorizing Bleyl to prepare the feasibility study for the approximate 60.821-acres of land.

Following review and discussion, Director Patrick 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 was carried by unanimous vote.

DEVELOPMENT IN THE DISTRICT

There was no report on this agenda item.

REVIEW PROPOSALS FOR BOOKKEEPING SERVICES

Mr. Hawthorne left the meeting.

The Board reviewed a proposal from District Data Services for bookkeeping services, a copy of which is attached. Discussion ensued.

Mr. Hawthorne joined the meeting.

Mr. Hawthorne addressed the Board regarding the District's current service agreement with MAC for bookkeeping services. Discussion ensued.

Mr. Hawthorne left the meeting.

After review and discussion, Director Carden moved to: (1) terminate the District's service agreement with MAC; and (2) approve the Service Agreement with District Data Services, subject to final ABHR review. Director Patrick seconded the motion, which was carried by unanimous vote.

Mr. Hawthorne joined the meeting.

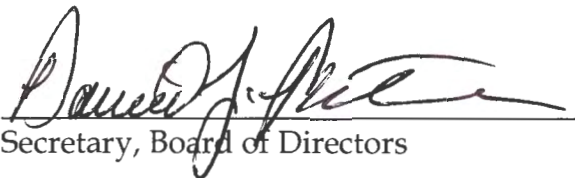
Mr. Hawthorne stated that he would submit MAC's resignation following the meeting.

NEXT MEETING DATE

The Board concurred to meet on October 9, 2024.

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




Secretary, Board of Directors

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