

MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

February 18, 2025

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 2 (the "District") met in regular session, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, on the 18th day of February 2025, and the roll was called of the members of the Board being present:

Judy Villagomez	President
Mary Bertrand	Vice President
Susan Land Johnson	Assistant Vice President
Marlene Wepler	Secretary
Leroy Eaglin	Assistant Secretary

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

Also present at the meeting were Deputy Charles Hill of the Harris County Sheriff's Office ("HCSO"); Daniela Moderow and Miles Fabian of Baxter & Woodman Consulting Engineers, Inc. ("B&W"); Tommy Gomez of J3 Electric, LLC ("J3 Electric"); Vicki Busboom of VLB Bookkeeping Services; Sarah Wheeler of Triton Consulting Group, Inc. ("Triton"); Susan Cita of TBG Partners ("TBG"); Lina Loaiza of Bob Leared Interests; Carlous Smith of Si Environmental, LLC ("Si"); Hermes Amaya of Custom Scapes & Designs, Inc. ("Custom Scapes"); and Christina Miller and Patrick Coleman of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Villagomez offered any members of the public attending the meeting the opportunity to make a public comment. There being no requests for public comment, Director Villagomez moved to the next agenda item.

MINUTES

The Board considered approving the minutes of January 28, 2024 (Regular) meeting. Ms. Miller confirmed there was no quorum at the February 4, 2025 (Greenbelt) and February 10, 2025 (Chelford) meetings, and therefore there were no minutes presented. Following review and discussion, Director Bertrand moved to approve the minutes of the January 28, 2025 (Regular) meeting, as presented. Director Eaglin seconded the motion, which carried unanimously.

SECURITY SERVICES MATTERS

REPORT FROM HCSO

The Board reviewed and acknowledged receipt of the January 2025 security services report from the HCSO, a copy of which is attached. Deputy Hill reported on recent security matters in the District, including an increased amount of towing parked commercial vehicles that obstruct traffic. Discussion ensued regarding the theft of a solar panel near Shipley Do-Nuts at Highway 6 and Via Del Norte Drive and the theft of flowers planted by the District at Little Villa Wetland Park ("LVWP"). Deputy Hill responded to the Board's questions, comments, and requests regarding security matters.

UPDATE ON INSTALLATION OF SIGNS PROHIBITING COMMERCIAL VEHICLES FROM PARKING OVERNIGHT

The Board discussed the ongoing issue regarding commercial vehicles parking in the District overnight. Ms. Miller confirmed that ABHR will continue to submit the petitions to the Mission Bend Civic Association, upon receipt.

PARK MAINTENANCE MATTERS

Mr. Amaya presented a landscape maintenance report from Custom Scapes, a copy of which is attached. The Board reviewed the general landscape maintenance invoices, which are being presented for payment by Custom Scapes, including facility mowing in the amount of \$520.80; maintenance and mowing at Terra Del Sol in the amount of \$1,015.00; monthly maintenance at LVWP in the amount of \$3,984.00; monthly maintenance at Magnolia Park in the amount of \$7,432.50; monthly maintenance of the Alief-Clodine Road right-of-way in the amount of \$576.00; monthly maintenance of the Bellaire Boulevard at Alief-Clodine Road median in the amount of \$420.00; and monthly maintenance of the Mission Bend Greenbelt Trail (the "Trail") in the amount of \$4,392.92. Following review and discussion, the Board unanimously concurred to approve the landscape maintenance report and payment of the invoices, as presented.

LIGHTING MAINTENANCE AND REPAIR

Mr. Gomez presented and reviewed a routine lighting and maintenance report for items at LVWP and Magnolia Park, a copy of which is attached. Mr. Gomez reported on the tampering of breaker boxes at LVWP and Magnolia Park. He recommended the Board authorize J3 Electric to install locks at the breaker boxes to mitigate tampering. Mr. Gomez then reported on broken outlet covers at flower beds at Magnolia Park and recommended the Board authorize J3 Electric to replace the covers, as needed.

Mr. Gomez presented and reviewed a proposal from J3 Electric in the amount of \$2,350.00, for the replacement of a meter can, wires, and padlock to an electrical panel at

LVWP. He stated that J3 Electric will schedule an inspection with Centerpoint Energy, Inc. ("Centerpoint"), to determine if the underground wire must be replaced. He noted that the current proposal does not include the cost of replacing the underground wire if Centerpoint requires it following their inspection. A copy of the proposal is attached to the lighting and maintenance report. The Board discussed the details of the proposal, as presented.

Following review and discussion, Director Bertrand moved to: (1) approve the proposal from J3 Electric in the amount of \$2,350.00, as presented, and direct that it be filed appropriately and retained in the District's official records; and (2) approve the lighting and maintenance report, as presented. Director Eaglin seconded the motion, which carried unanimously.

DISTRICT SURVEILLANCE CAMERA MATTERS

Mr. Vazquez presented and reviewed a surveillance camera system report, a copy of which is attached. Mr. Vazquez reported on activity at Magnolia Park and LVWP during the previous month. He presented and reviewed photographs taken from the cameras, copies of which are attached to the surveillance camera system report. Mr. Vazquez presented a proposal to replace the access point antennas at Magnolia Park and LVWP in the total amount of \$2,400.00. Following review and discussion, Director Bertrand moved to: (1) approve the proposal to replace the access point antennas at Magnolia Park and LVWP in the total amount of \$2,400.00; and (2) approve the surveillance camera system report, as presented. Director Weppler seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Busboom presented and reviewed the bookkeeping report, including the investment report, the budget comparison, and the list of checks for the Board's approval. A copy of the bookkeeping report, including the investment report and budget comparison, is attached. Following review and discussion, Director Bertrand moved to approve the bookkeeping report, the checks presented for payment, and the investment report, as presented. Director Eaglin seconded the motion, which carried unanimously.

WORKERS COMPENSATION INSURANCE

The Board reviewed and considered accepting a proposal from McDonald & Wessendorff Insurance in the amount of \$878.00, for renewal of the District's workers compensation insurance, a copy of which is attached. Following review and discussion, Director Eaglin moved to accept the workers compensation insurance proposal, as presented, and direct that the proposal be filed appropriately and retained in the District's official records. Director Weppler seconded the motion, which carried unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Concerning Exemptions from Taxation (the "Resolution"), which provides for the exemption from ad valorem taxation of \$65,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older and a general homestead exemption of 20% of the appraised value (but not less than \$5,000) of residence homesteads. Following review and discussion, Director Bertrand moved to adopt the Resolution and direct that it be filed appropriately and retained in the District's official records. Director Eaglin seconded the motion, which carried unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Ms. Miller stated that no changes are recommended at this time. Following discussion, there was no action on this matter.

ANNUAL REPORT

The Board considered approving an Annual Report containing updated financial and operating data to be filed with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA") in accordance with the continuing disclosure provisions contained in the District's bond resolutions and as required by the Rule. Following review and discussion, Director Eaglin moved to: (1) approve the Annual Report, subject to finalization; (2) authorize the attorney to submit the District's updated financial and operating data in compliance with the continuing disclosure provisions contained in the bond resolution through EMMA; and (3) direct that the Annual Report be filed appropriately and retained in the District's official records. Director Bertrand seconded the motion, which carried unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached, reflecting that 92.1% of the District's 2024 taxes were collected as of January 31, 2025. Ms. Loaiza reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Bertrand moved to approve the tax report and payment of the checks drawn from the District's tax account, including overpayment and value adjustment refunds, as presented. Director Weppler seconded the motion, which carried unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Smith presented and reviewed the operations report from Si, a copy of which is attached. Mr. Smith reported that the water accountability was 94.55% in the previous

month. Mr. Smith reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, lift station maintenance, fire hydrant replacement and maintenance, water meter repairs and replacements, and water well maintenance and repairs during the previous month.

Directors Villagomez and Bertrand updated the Board on their meeting with Si regarding the leaks first reported at the Board meeting on December 17, 2024. Director Villagomez stated that they were satisfied with the explanations given by Si regarding the process for leak repairs. Director Bertrand stated that she is hopeful for the synchronization of efforts by the Board and Si following the completion of these repairs.

HEARING REGARDING TERMINATION OF WATER AND SEWER SERVICE

Mr. Smith presented and reviewed a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following review and discussion, and based upon the operator's recommendation, Director Bertrand moved to: (1) approve the operations report, as presented; and (2) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Eaglin seconded the motion, which carried unanimously.

RESOLUTION APPROVING SUBMITTAL OF THE WATER SMART APPLICATION

The Board discussed the District's participation in the Association of Water Board Directors ("AWBD") Water Smart Program. Mr. Smith reviewed a Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program (the "Water Smart Application Resolution"). Following review and discussion, Director Bertrand moved to adopt the Water Smart Application Resolution and direct that it be filed appropriately and retained in the District's official records. Director Eaglin seconded the motion, which carried unanimously.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT ("CHELFORD") MATTERS

Ms. Miller updated the Board on Chelford matters. Discussion ensued regarding Chelford's poll to participating Districts regarding the continuation of a call-in option for Chelford meetings. Following discussion, the board concurred unanimously their preference to continue to have a call-in option at Chelford meetings.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

Mr. Fabian reported on the WHCRWA surface water supply project and the District's related chloramine conversion project. He stated that the Chloramine Conversion Plans for Water Plants 1 and 2 have been submitted to agencies for review.

ENGINEERING MATTERS

Ms. Moderow presented and reviewed an engineering report from B&W, a copy of which is attached.

PERMANENT GENERATOR PROJECT

The Board discussed the status of construction of the permanent generators for the District. Ms. Moderow stated that the contractor has completed the water well rehabilitation and that the startup for the booster pumps and generator will be scheduled within the next two weeks. Ms. Moderow and Mr. Fabian responded to the Board's questions, comments, and requests regarding the construction of the permanent generators to serve the District.

SANITARY SEWER CLEANING AND TELEVISIONING PROJECT

The Board discussed the District-wide sanitary sewer cleaning and televising project. Ms. Moderow stated that the estimated construction cost for Phase III is \$4.5 million. She recommended that this project be included in Bond Application No. 12. Ms. Moderow noted that B&W will present a revised summary of costs at the next Board meeting.

WATER PLANT NO. 1 GROUND STORAGE TANK ("GST") REHABILITATION

The Board discussed the rehabilitation of the GST at Water Plant No. 1. Mr. Fabian stated B&W received and reviewed the bonds and insurance for compliance from Cor Iesu, LLC and recommended executing the contract documents, contingent upon ABHR review and approval.

WATER PLANT NO. 2 GROUND STORAGE TANK ("GST 2") REHABILITATION

The Board discussed the rehabilitation of GST 2. Mr. Fabian stated that the contractor corrected the deficiencies, and that B&W will issue the One-Year Warranty Acceptance Certificate and close out by next week.

STORM WATER QUALITY ("SWQ") INSPECTIONS AND PERMITTING FOR TERRA DEL SOL

Mr. Fabian discussed SWQ inspections and permitting at Terra Del Sol. He reported that the next detention pond inspection is in March.

The Board reviewed the stormwater management program report submitted by Storm Water Solutions, LLC, a copy of which is attached.

REQUESTS FOR SERVICE OR UTILITY COMMITMENT LETTERS

Mr. Fabian updated the Board on the unauthorized construction alterations made by the World Food Mart, located at 6701 Tres Lagunas Drive ("World Food Mart"), to their utility facilities. He reported that B&W received the requested information from World Food Mart on January 28. Mr. Fabian stated that B&W is currently drafting an official response to World Food Mart.

Following review and discussion, and based upon the engineer's recommendation, Director Bertrand moved to approve the engineer's report, as presented. Director Eaglin seconded the motion, which carried unanimously.

PARK AND RECREATIONAL FACILITY MATTERS

Ms. Cita presented and reviewed a report regarding the District's parks and recreational facilities, a copy of which is attached.

MAGNOLIA PARK IMPROVEMENTS

Mr. Fabian updated the Board on the Phase III improvements project. He stated that there were no recent updates from B&W to report. He next updated the Board on the permanent access to Magnolia Park project. Mr. Fabian stated that B&W completed the plan revisions and submitted them to the Harris County Flood Control District ("HCFCD") for review and approval.

Ms. Cita updated the Board on the Phase III improvements project. She stated that schematic design refinement continues. Ms. Cita presented a proposal from Reginald Adams for renovating the Art Mosaic columns and refacing them with glass tiles to prevent damage from inclement weather. She noted that the Board could choose option one, which only includes refacing the columns, in the amount of \$136,720.00, or option two, which includes refacing the columns and engaging the community by providing workshops and involving local students, in the amount of \$150,040.00. Following discussion, the Board chose to take no action on the renovation project.

TRAIL IMPROVEMENTS PROJECT

Mr. Fabian updated the Board on the Mission Bend Greenbelt trail improvement project. He reported that the plans are still under Harris County review.

Mr. Fabian updated the Board on B&W's coordination with J3 Electric on the proposed lighting structures along the Trail. He reported that J3 Electric is working to schedule a site meeting with Centerpoint to mark locations of the electrical meters. Mr. Fabian noted that once the meter locations are finalized, B&W will submit them to HCFCD for approval.

Ms. Cita updated the Board on the review of the west side Trail improvements project and construction plans. She stated that construction documentation and coordination with B&W is proceeding.

LVWP IMPROVEMENTS

Mr. Fabian updated the Board on LVWP improvements. He stated that there were no recent updates from B&W to report.

Ms. Cita updated the Board on the installation of a new eight-foot brick fence at LVWP. She reported that AT&T and Centerpoint easement research is underway. Ms. Cita noted that a maintenance and replacement agreement is feasible if utility access is necessary.

PRESSURE WASHING IN THE DISTRICT

Ms. Cita updated the Board on pressure washing at Magnolia Park. She presented a proposal from Katy Pressure Washing Pros in the total amount of \$1,689.72 for pressure washing the walkway from the road to the park entry, brick walls, and columns at Magnolia Park.

MEDIAN IMPROVEMENTS

Ms. Cita stated that there were no recent updates to report.

Following review and discussion, and based upon the landscape architect's recommendation, Director Bertrand moved to: (1) approve the proposal from Katy Pressure Washing Pros in the amount of \$1,689.72, as presented; and (2) approve the parks and recreational facilities report, as presented. Director Wepler seconded the motion, which carried unanimously.

HARRIS COUNTY PRECINCT NO. 4 ("HCP4") MATTERS

PLACES FOR PEOPLE CALL FOR PROJECTS 2023

There was no discussion on this matter.

INVENTORY AND INTERLOCAL AGREEMENT FOR PUBLIC INFRASTRUCTURE MAINTENANCE

Ms. Cita updated the Board on the status of compiling an inventory of the District's current irrigation systems and landscaping in HCP4's right-of-way and medians.

DISTRICT TECHNOLOGY MATTERS

Ms. Wheeler presented and reviewed a communications report from Triton, a copy of which is attached. Ms. Wheeler reported on news posts published during the previous month and presented the monthly tracking report. Following review and discussion, the Board concurred unanimously to accept the communications report from Triton, as presented.

MEETING SCHEDULE AND PLANNING MATTERS

The Board discussed the next regular Board meeting and concurred to hold the next regular meeting on Tuesday, March 18, 2025, at 6:00 p.m. at the offices of ABHR.

There being no further matters to come before the Board, the meeting was adjourned.


Secretary, Board of Directors

(SEAL)



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