

MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

March 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 March 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 Weppler	Secretary
Leroy Eaglin	Assistant Secretary

and all of the above were present, 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"); Andrew Anderson of Storm Water Solutions, LLP; Susan Cita of TBG Partners ("TBG"); Lina Loaiza of Bob Leared Interests; Carlous Smith of Si Environmental, LLC ("Si"); 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 the February 18, 2025 (Regular) and the March 4, 2025 (Greenbelt) meetings. 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 February 18, 2025 (Regular) and the March 4, 2025 (Greenbelt) meetings, as presented. Director Eaglin seconded the motion, which carried by unanimous vote.

SECURITY SERVICES MATTERS

REPORT FROM HCSO

The Board reviewed and acknowledged receipt of the February 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 increase in the homeless population. He stated that an individual camping at Little Villa Wetland Park ("LVWP") was removed and provided services by the HCSO Homeless Outreach Team. Deputy Hill noted that the Homeless Outreach Team is patrolling the District looking for encampments. He 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

The Board reviewed 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.

The Board next reviewed the following proposals attached to the landscape maintenance report: (1) applying four to five inches of play surface cushion mulch, in the amount of \$6,230.00; and (2) various irrigation repairs and maintenance at Magnolia Park, LVWP, the Mission Bend Trail, Bellaire Boulevard, Tres Lagunas Road, and Altamira Drive, in the amount of \$4,520.00. The Board discussed the details of the proposals, as submitted.

Following review and discussion, Director Bertrand moved to: (1) approve the proposals; and (2) approve the landscape maintenance report and payment of the invoices, as submitted. Director Elgin seconded the motion, which carried by unanimous vote.

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 \$6,250.00, for the replacement of solar panels, lights, and installation of an outlet at LVWP. 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 \$6,250.00, 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 by unanimous vote.

DISTRICT SURVEILLANCE CAMERA MATTERS

The Board 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. She reported on additional check no. 13541 to Director Villagomez, in the amount of \$496.77 and additional check no. 13540 to Vasquez Electronics, in the amount of \$37,375.00. Ms. Busboom noted that the additional checks will appear on the next bookkeeping report. Following review and discussion, Director Bertrand moved to approve the bookkeeping report, the checks presented for payment,

including additional check nos. 13540 and 13541, and the investment report, as presented. Director Weppler seconded the motion, which carried by unanimous vote.

Director Johnson arrived.

2025 FINANCING PLANNING MATTERS

Ms. Miller indicated that the District's consulting team had met to review upcoming capital improvement projects and possible funding sources. She then updated the Board on the District's current bonding capacity and ability to issue bonds without adjusting the overall District tax rate. The Board discussed the possibility of selling Bonds in the Fall to fund the proposed District projects and the Chelford City Regional Wastewater Treatment Plant ("Chelford") cash call. The Board next considered authorizing B&W to begin preparation of Bond Application No. 12. Director Bertrand inquired about the possibility of using funds from the District's General Fund to pay for the District's proposed projects and the Chelford cash call. Discussion ensued. Following review and discussion, the Board concurred to defer action until the next Board meeting. No action was taken.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached, reflecting that 94.5% of the District's 2024 taxes were collected as of February 28, 2025. Ms. Loaiza reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Weppler 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 Johnson 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. He 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.

Mr. Smith next presented a proposed first amendment to Si's Service Agreement with the District. He stated the cost to provide services have superseded the annual Consumer Price Index ("CPI") rates. Director Bertrand discussed the District's Rate Order rates and inquired about the last time that the District had a Rate Order analysis conducted. Discussion ensued. Following discussion, Mr. Fabian stated that B&W will present a proposal to the Board to perform a Rate Order analysis to ensure the District's

Rate Order reflect the actual costs of providing services. The Board considered approving the proposed first amendment to Si's Service Agreements with the District.

The Board discussed an unrepaired water leak on a resident's property located on Ladera Drive. Mr. Smith confirmed that Si has contacted and notified the resident of the leak on multiple occasions and explained the importance of repairing the leak to comply with the District's Rate Order. He noted that the resident is current on their water bill payments. Ms. Miller stated that ABHR will send a rate order violation notice to the resident upon Board direction.

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; (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; (3) approve the first amendment to Si's service agreement with the District; and (4) direct ABHR to transmit a rate order violation to the resident on Ladera Drive. Director Eaglin seconded the motion, which carried by unanimous vote.

ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

Ms. Miller stated that the Texas Commission on Environmental Quality ("TCEQ") rules require that the District review its Drought Contingency Plan annually. She stated that no changes are recommended at this time. The Board concurred to make no changes.

REVIEW CRITICAL LOAD SPREADSHEET AND AUTHORIZE ANNUAL FILING

Ms. Miller presented and reviewed the critical load spreadsheet, which had been provided to the District's engineer, operator, and bookkeeper for review. She stated that the critical load information on the District's facilities is required to be reviewed at least annually and submitted to the Public Utility Commission, the District's electricity provider, and other governmental entities, whether or not there are any changes. The District's engineer, operator, and bookkeeper confirmed there are no substantive changes to the critical load spreadsheet at this time. Following review and discussion, Director Bertrand moved to authorize ABHR to file the critical load spreadsheet and direct that it

be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which carried by unanimous vote.

REVIEW EMERGENCY PREPAREDNESS PLAN ("EPP") AND TAKE APPROPRIATE ACTION

Ms. Miller discussed the District's EPP and requirements to file any updates with the TCEQ. She stated that the District is required to update the personnel and contact information listed in the EPP and submit the updated pages to the TCEQ and other required entities. Ms. Moderow noted that the EPP will be updated following the completion of the Permanent Generator Project. Following review and discussion, Director Johnson moved to authorize B&W to update the necessary personnel and contact information and submit the updated pages to all required entities. Director Weppler seconded the motion, which carried by unanimous vote. unanimously.

CHELFORD MATTERS

Ms. Miller updated the Board on Chelford matters. Discussion ensued.

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 submitted Chloramine Conversion Plans for Water Plant 1 and Water Plant 2 are still under agency review.

ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN ("WCP")

Ms. Miller discussed the District's annual report on implementation of the WCP. She explained the TCEQ rules and requirements. Ms. Miller stated that the annual report on implementation of the WCP will be prepared by the District's operator and submitted to the appropriate government agencies.

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 reported to the Board that the contractor is applying the final coating to the booster pump piping and that the operator intends to begin filling the tank next week. She stated that the booster pump startup is scheduled

for March 25, 2025, and the generator startup is anticipated to occur the first week of April. 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 B&W reviewed the priority categorizations, revised the cost estimates, and recommended prioritizing Phase III, followed by Phase I and Phase II. She noted that the bond summary of costs for sanitary sewer rehabilitation was revised and attached to the operations report.

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 that the final review of the contractor's bonds, insurance, and contract documents is complete, and that B&W is working to schedule the pre-construction meeting.

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 scheduled for March 21, 2025.

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. Mr. Fabian stated that B&W is working to finalize the official response letter to World Food Mart.

Following review and discussion, Director Bertrand moved to approve the engineer's report, as presented. Director Eaglin seconded the motion, which carried by unanimous vote.

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 there were no recent updates from B&W to report.

Ms. Cita updated the Board on the Phase III improvements project. She stated that schematic design refinement continues.

TRAIL IMPROVEMENTS PROJECT

Mr. Fabian updated the Board on the Mission Bend Greenbelt trail improvement project. He stated that there were no recent updates from B&W to report and 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 stated that there were no recent updates from B&W to report and that J3 Electric continues to work with CenterPoint to schedule a site meeting to mark locations of the electrical meters. Mr. Fabian noted that B&W will submit the final meter locations to the Harris County Flood Control District for approval.

Ms. Cita updated the Board on the review of the west side Trail improvements project and construction plans. She stated that TBG received comments from Harris County and is working to incorporate them.

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 stated that AT&T and Centerpoint easement research continues. Ms. Cita noted that a maintenance and replacement agreement is feasible if utility access is necessary.

PRESSURE WASHING IN THE DISTRICT

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

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 approve the parks and recreational facilities report, as presented. Director Weppler seconded the motion, which carried by unanimous vote.

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.

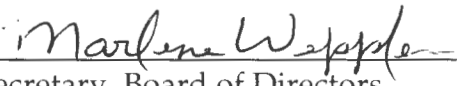
DISTRICT TECHNOLOGY MATTERS

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, April 15, 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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