

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 122

Minutes of Meeting of Board of Directors

May 28, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 122 ("District") met in regular session at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas on May 28, 2025, in accordance with the duly posted notice of public meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Joycelyn Barnes Reese, President
Ronald F. Bennett, Vice-President
James H. Ragan, Jr., Secretary
John Hoxie, Assistant Secretary
John R. Marshall, Assistant Secretary

all of said persons were present, except for Director Bennett, thus constituting a quorum.

Also present were Yaneth Cooper of Municipal Accounts & Consulting, L.P. ("MAC"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Raquel Garcia and Randy Davila of Inframark, LLC ("Inframark"); Wesley Lay and Robert Dazey of Quiddity Engineering LLC ("Quiddity"); Cheryl Sterling, Michael Phillips, Sheila Butler, and Jerome Powell, residents of the District; and Abraham Rubinsky, Charlotte Griffiths, and Amber Kaiser of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. The Board recognized Ms. Butler, Dr. Sterling, Mr. Phillips, and Mr. Powell, residents of the District. There being no public comments, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered the review and approval of the minutes of its meeting held on April 23, 2025. After discussion, Director Marshall moved that the minutes of the Board's meeting held April 23, 2025, be approved, as written. Director Ragan seconded said motion, which unanimously carried.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Rodriguez presented to and reviewed with the Board the Tax Assessor/Collector's Report for the period ending April 30, 2025, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment from the Tax Account. After discussion, Director Marshall moved that the Tax Assessor/Collector's Report be approved, the disbursements

identified in said report be approved for payment from the Tax Account, and write off one (1) uncollectible delinquent 2004 account in the name of Fondren Grove Venture in the amount of \$96.46. Director Hoxie seconded said motion, which unanimously carried.

REPORT AND LEGAL ACTION TAKEN BY THE DISTRICT'S DELINQUENT TAX COLLECTIONS ATTORNEY

Mr. Rubinsky presented to and reviewed with the Board a Delinquent Tax Report received from Perdue Brandon Fielder Collins & Mott, L.L.P., the District's Delinquent Tax Collections Attorney, dated May 28, 2025, a copy of which is attached hereto as **Exhibit B**. Following discussion, the Board concurred that no action was required of the Board at this time.

BOOKKEEPER'S REPORT

Ms. Cooper presented to and reviewed with the Board the Bookkeeper's Report dated May 28, 2025, a copy of which is attached hereto as **Exhibit C**. After discussion, Director Hoxie moved to approve the Bookkeeper's Report and that the disbursements listed therein be approved for payment, except for check no. 10298, which was voided. Director Reese seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT

Ms. Cooper next presented to the Board an Unclaimed Property Report prepared by MAC as of March 1, 2025, a copy of which is attached hereto as **Exhibit D**, and requested the Board approve said Report and authorize MAC to file same with the State Comptroller prior to July 1, 2025. Ms. Cooper noted that the report shows the District has unclaimed property in the District's operating accounts in the total amount of \$677.21 for the applicable reporting period. After discussion, Director Marshall moved that the report be approved and MAC be authorized and directed to file same with the State Comptroller prior to July 1, 2025. Director Reese seconded said motion, which unanimously carried. Ms. Rodriguez advised that BLI did not identify any unclaimed property to report in the District's Tax Account for the current reporting period.

OPERATIONS AND MAINTENANCE REPORT

Ms. Garcia presented to and reviewed with the Board the Operations and Maintenance Report for the month of April 2025, a copy of which is attached hereto as **Exhibit E**, and discussed with the Board the various matters contained therein. Ms. Garcia reported to the Board that there were no write offs or collections to report for the month of April. Ms. Garcia then advised that Lift Pump No. 2 at the Wastewater Treatment Plant is not working properly and needs to be repaired or replaced.

Ms. Garcia next reviewed with the Board the list of delinquent accounts for the prior month. Director Ragan expressed ongoing concern regarding certain delinquent accounts with high rates of delinquencies and low deposits. He reminded Inframark of the District's policy implemented in connection with same to increase a customer's deposit after the first termination and requested that Inframark (i) lock and pull certain water meters if those accounts remain unpaid, and (ii) increase

deposits for said accounts to reflect the District's policy as stated in the Rate Order in connection with same if and when such accounts are paid and service is restored.

Following discussion, Director Ragan moved that Inframark (i) be authorized to replace Lift Pump No. 2 for an estimated cost of \$15,422.00, (ii) lock and pull certain water meters if the accounts remain unpaid and are terminated, and (iii) increase deposits per the Rate Order on such accounts if such accounts are paid and water service is restored. Director Reese seconded said motion, which unanimously carried.

CONSUMER CONFIDENCE REPORT

The Board considered review and approval of the District's 2024 Consumer Confidence Report ("CCR"), a copy of which is included with **Exhibit E**, and authorizing the distribution of same to the District's customers. In connection therewith, Mr. Rubinsky reminded the Board that pursuant to CCR requirements promulgated by the Texas Commission on Environmental Quality and by the United States Environmental Protection Agency, the District is required to provide a report containing various information regarding the District's water supply to all customers of the District by July 1, 2025, as required by law. After discussion on the matter, Director Marshall moved that the 2024 CCR be approved, subject to SPH's final review and approval and that Inframark be authorized and directed to distribute same to the District's customers electronically pursuant to a link to be provided on the next water bill and prior to July 1, 2025. Director Hoxie seconded said motion, which unanimously carried.

AMENDMENT TO THE DISTRICT'S RATE ORDER

The Board next considered an amendment to the District's Rate Order. Following discussion, the Board deferred consideration of an amendment to the District's Rate Order.

ENGINEERING REPORT

Mr. Lay presented to and reviewed with the Board a written Engineering Report dated May 27, 2025, a copy of which is attached hereto as **Exhibit F**, and discussed with the Board the various matters contained therein. Mr. Lay next presented to and reviewed with the Board an updated Wastewater Treatment Plant ("WWTP") Siting Study Evaluation (the "Siting Study") for the proposed WWTP Rehabilitation Project, a copy of which is attached to **Exhibit F**.

Mr. Lay advised that, as previously authorized by the Board, Quiddity solicited bids for the 2025 Sanitary Sewer Cleaning and Televising Project (the "Project"). Mr. Lay presented the Bid Tabulation Summary and Quiddity's Recommendation of Award, copies of which are attached to **Exhibit F**. He then advised that Quiddity solicited bids from six (6) contractors and received four (4) bids for the Project. Mr. Lay presented the Bid Tabulation Summary and Quiddity's Recommendation of Award, copies of which are attached to **Exhibit F**. Mr. Lay recommended that the Board award the contract for the Project to the lowest bidder, Allteam Solutions, LLC ("Allteam"), in the amount of \$65,948.90.

Mr. Lay then reported to the Board that the City of Missouri City is holding a meeting to

discuss the Storm Water Management Program ("SWMP") on June 17, 2025, which Quiddity will attend on the District's behalf. He advised that Quiddity received a revision to the MS4 Annual Report for Permit Year 5 following a request from the TCEQ for additional information and requested that the Board ratify execution of the revised MS4 Annual Report for Permit Year 5 which was executed between meetings in advance of the May 19, 2025 deadline for filing of same.

A lengthy discussion then ensued regarding various matters within the District including status of communications with Harris County Flood Control District regarding the maintenance of a certain drainage easement and ongoing communications with CenterPoint Energy regarding repairs to sagging lines and leaning power poles in the District.

Following discussion, Director Marshall moved that the Board: (i) award the contract for the Project to Allteam in the amount of \$65,948.90, as recommended by Quiddity and (ii) ratify the execution of the revised MS4 Annual Report for Permit Year 5. Director Reese seconded the motion, which unanimously carried.

Mr. Powell and Ms. Cooper exited the meeting at this time.

Ms. Garcia exited and re-entered the meeting during the above discussion.

DEVELOPER'S REPORT

The Board deferred consideration of the Developer's Report, as no representative of any developer within the District was present at the meeting.

Mr. Lay provided a brief update regarding potential commercial development within the District.

REQUESTS FOR UTILITY COMMITMENTS

Mr. Lay next reported that Quiddity received a request for a utility commitment from Pape-Dawson, on behalf of Logistics Property Company, LLC ("LPC"), for water sewer service to serve proposed CityPark Logistics Center Buildings 5 and 6, a copy of which is attached hereto as **Exhibit G**, and discussed same with the Board. Following discussion, Director Reese moved that Quiddity and SPH be authorized to prepare the utility commitment for the Board's approval at the next meeting, subject to LPC remitting a deposit of \$5,000 for Quiddity to review its plans, with language to include (i) prohibition on any tax exempt development, (ii) requirements related to the maintenance of its private detention pond, (iii) implementation of protective tree screening between CityPark Logistics Center and the homes adjacent to the property, and (iv) a requirement to convey a Buffer Zone Easement in favor of the District in connection with the WWTP Rehabilitation Project. Director Marshall seconded the motion, which unanimously carried.

There was further discussion regarding materials for the proposed protective screening, and Director Ragan advised he would reach out to an arborist regarding recommended species of trees as a possibility for the proposed privacy screen to protect the homes adjacent to the site.

RESIGNATION OF DIRECTOR BENNETT

Mr. Rubinsky next presented to and reviewed with the Board a letter of resignation from the Board from Director Bennett, to be effective immediately. Director Bennett's resignation letter is attached hereto as **Exhibit H**. The Board expressed gratitude for Director Bennett's years of service on the Board and his dedication to the District. Upon motion duly made by Director Reese, seconded by Director Ragan and unanimously carried, said resignation was accepted.

Ms. Rodriguez, Ms. Garcia, and Mr. Dazey exited the meeting during the above discussion.

Ms. Garcia and Mr. Dazey re-entered the meeting at this time.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. Mr. Rubinsky advised the Board regarding the legal procedures for appointing a new director to fill the vacancy on the Board. In connection therewith, he reminded the Board that the new director must be a registered voter or owner of property within the District subject to taxation to be eligible to serve on the Board of Directors. Mr. Rubinsky reported that Mr. Powell had recently expressed a desire to serve on the Board. Director Reese then advised that Ms. Butler had also previously expressed a desire to serve on the Board. Ms. Butler was then invited by the Board to briefly address the Board regarding her relevant experience and desire to serve the District. Following Ms. Butler's statement, a robust discussion ensued regarding the vacancy. Following said discussion, Director Reese moved to nominate Ms. Butler as a candidate to fill said vacancy. Director Marshall seconded said motion, which was unanimously carried. The Board concurred to appoint Ms. Butler to the Board at next month's meeting.

Ms. Butler, Dr. Sterling, and Mr. Phillips exited the meeting at this time.

CLOSED SESSION

The Board determined it would not be necessary to enter into Closed Session at this time.

FUTURE AGENDA ITEMS

There were no additional matters requested for placement on the agenda for the Board's next meeting that had not already been discussed.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Reese, seconded by Director Hoxie, and unanimously carried, the meeting was adjourned.

(SEAL)

Secretary

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List of Attachments to
Harris County Municipal Utility District No. 122
Minutes of Meeting of May 28, 2025

- Exhibit A Tax Assessor-Collector's Report
- Exhibit B Delinquent Tax Collections Attorney's Report
- Exhibit C Bookkeeper's Report
- Exhibit D Unclaimed Property Report
- Exhibit E Operations and Maintenance Report
- Exhibit F Engineer's Report
- Exhibit G Utility Request from LPC for CityPark Logistics Center Buildings 5 and 6
- Exhibit H Resignation Letter from Director Bennett

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