

MINUTES  
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

August 13, 2025

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 13<sup>th</sup> day of August, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 1350, 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, thus constituting a quorum.

Also present at the meeting in person were: Spencer Day of Masterson Advisors; Roshell Arterburn of District Data Services, Inc.; Debbie Arellano of Bob Leared Interests; Morgan Brown of Bleyl & Associates Project Engineering and Management; and Hannah Bradley and Arlene Catalan of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

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 July 9, 2025, regular meeting. Following review and discussion, Director Lynch moved to approve the minutes of the July 9, 2025, regular meeting, as presented. Director Patrick seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn 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 Feehan moved to approve the bookkeeping report, the checks presented for payment, and the investment report, as presented. 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. She reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Fowler 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 Carden seconded the motion, which passed unanimously.

## DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2025 tax rate. Mr. Day distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.60 per \$100 of assessed valuation, based on the District's initial 2025 certified value of \$114,188,526, plus \$7,011,076 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 September 10, 2025; and (2) authorize the tax assessor/collector to publish notice in the *Houston Business Journal* of the District's meeting on September 10, 2025, to set the proposed 2025 total tax rate of \$1.00 per \$100 of assessed valuation, with \$0.60 allocated for debt service on water, sewer, and drainage bonds, and \$0.40 allocated for operations and maintenance. Director Carden seconded the motion, which passed unanimously.

## ADOPT RESOLUTION REQUESTING APPRAISAL OF PROPERTY AND CERTIFICATE OF ESTIMATED APPRAISED VALUE

Ms. Bradley stated that the District's financial advisor has recommended that the Board request an updated certificate of assessed value for the District in connection with the upcoming bond sale. After review and discussion, Director Carden moved ratify the adoption of Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value. Director Patrick seconded the motion, which passed unanimously.

## ENGINEERING MATTERS

Mr. Brown presented and reviewed the engineering report, a copy of which is attached

Mr. Brown updated the Board regarding construction of Caney Creek Place, water, sewer, and drainage and reviewed and recommended approval of Pay Estimate No. 9 in the amount of \$84,559.50, payable to Bay Utilities, LLC. He then reviewed and recommended approval of Change Order No. 6 to increase the contract in the amount of \$45,611.15 and increase the length of the contract by 88 days. The Board determined that Change Order No. 6 is beneficial to the District.

Mr. Brown reported that stated that the Texas Commission on Environmental Quality ("TCEQ") inspection of the facilities included in the Series 2025 Bonds has been scheduled.

Mr. Brown then presented and reviewed an updated Professional Engineering Fee Schedule dated July 1, 2025. He stated that the new rates would be effective August 31, 2025. Ms. Bradley then presented and reviewed a Second Amendment to the Agreement for Engineer's Services.

Following review and discussion and based on the engineer's recommendation, Director Feehan moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 9 in the amount of \$84,559.50; (3) approve Change Order No. 6 in the amount of \$45,611.15 as an increase to the contract with Bay Utilities LLC, including the increase of the length of the contract by 88 days, based upon the Board's finding that the Change Order is beneficial to the District; and (4) approve the Second Amendment to the Agreement for Engineer's Services. Director Lynch seconded the motion, which passed unanimously.

#### UNLIMITED TAX BONDS, SERIES 2025

Mr. Day discussed the process for the sale of the District's Unlimited Tax Bonds, Series 2025.

Mr. Day discussed the sale of the District's Series 2025, Unlimited Tax Bonds (the "Bonds") and reviewed the Preliminary Official Statement and Notice of Sale for District's the Bonds.

Ms. Bradley updated the Board on the City of Conroe's requirements for the District to sell the Bonds.

Mr. Day recommended The Bank of New York Mellon Trust Company, N.A. as the Paying Agent/Registrar for the Bonds.

The Board then considered advertisement for sale of the Bonds and discussed an appropriate bond sale date.

The Board then considered authorizing the District's auditor to prepare a developer reimbursement report.

After review and discussion, Director Carden moved to: (1) approve the Preliminary Official Statement and Notice of Sale for the Bonds; (2) appoint The Bank of New York Mellon Trust Company, N.A. as the Paying Agent/Registrar for the Bonds; (3) authorize advertisement for the sale of the Bonds at a date to be determined by the financial advisor and subject to receipt of final Texas Commission on Environmental Quality approval; and (4) authorize the District's auditor to prepare a developer reimbursement report for the Bonds. Director Feehan seconded the motion, which passed unanimously.

#### ANNEXATION MATTERS

Ms. Bradley provided an update on the Whispering Valley and Kendall Homes annexations.

#### MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

There was no discussion on this agenda item.

#### DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

#### NEXT MEETING DATE

The Board concurred to meet on September 10, 2025, subject to any outstanding District matters that need to be addressed prior.

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
	<u>Page</u>
bookkeeping report.....	1
tax assessor/collector's report .....	2
tax rate analysis .....	2
engineering report .....	2