

MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

November 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 November 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 of Baxter & Woodman Consulting Engineers, Inc. ("B&W"); Hermes Amaya of Custom Scapes; Vicki Busboom of VLB Bookkeeping Services; Sarah Wheeler of Triton Consulting Group, Inc. ("Triton"); Lina Loaiza of Bob Leared Interests; Susan Cita and Elizabeth Franks of TBG Partners ("TBG"); Carlous Smith of Si Environmental, LLC ("Si"); Emmanuel Vazquez of Vazquez Electronics, LLC; Tommy Gomez of J3 Electric, LLC ("J3 Electric"); and Christina Miller and Amanda Cambron 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 October 21, 2025, regular meeting and November 10, 2025 (Chelford) special meeting. Following review and discussion, Director Bertrand moved to approve the minutes for the October 21, 2025, regular meeting, and November 10, 2025 (Chelford) special meeting, 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 October 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 influx of armored vehicle robberies and shoplifting. Deputy Hill encouraged the meeting attendees to be especially mindful of their surroundings to avoid becoming targeted victims.

UPDATE ON IMPLEMENTATION OF SIGNS PROHIBITING COMMERCIAL VEHICLES FROM PARKING OVERNIGHT

The Board discussed the ongoing issue regarding commercial vehicles parking in the District overnight. Director Bertrand commented that the vehicle parking location causes a hazard as one cannot see traffic around it at Villa Del Norte and Mission Bend.

PARK MAINTENANCE MATTERS

The Board reviewed a landscape maintenance report from Custom Scapes, a copy of which is attached, including the general landscape maintenance invoices, which were submitted 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 Little Villa Wetland Park ("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; monthly maintenance of the Mission Bend Greenbelt Trail (the "Trail") in the amount of \$4,392.92; irrigation repairs at Magnolia Park and Bellaire Blvd in the amount of \$1,620.00; seasonal color at Bertrand Bridge in the amount of \$3,980.00; seasonal color at Bellaire Blvd in the amount of \$675.00; seasonal color at Little Villa in the amount of \$3,515.00; mulch installation at Bellaire Blvd and Tres Lagunas in the amount of \$4532.00; and emergency irrigation repairs at Tres Lagunas entryway in the amount of \$1,580.00.

Mr. Amaya stated there are flowers and additional foliage to be planted along in shaded areas throughout the District and in bare areas under the tree by the playground. He presented and reviewed a proposal in the amount of \$19,185.00, a copy of which is attached to the maintenance report.

Following review and discussion, Director Bertrand moved to approve the landscape maintenance report and payment of the invoices, as submitted and approve the landscape proposal in the amount of \$19,185.00 as discussed. Director Eaglin seconded the motion, which carried by unanimous vote.

LIGHTING MAINTENANCE AND REPAIR

Mr. Gomez reviewed a routine lighting and maintenance report for items at LVWP and Magnolia Park, a copy of which is attached. He responded to Board members' questions, comments, and requests regarding lighting maintenance and repair matters. Mr. Gomez presented a proposal in the amount of \$5,500.00 for the replacement of a rusted light pole at LVWP. Mr. Gomez presented and reviewed a proposal in the amount of \$5,250.00 for end-of-year maintenance on lights. He then presented a proposal in the amount of \$5,500.00 to change the brand of light bulbs due to the expiration of warranty on the existing bulbs.

Mr. Gomez presented an amendment to the annual service contract between the District and J3, a monthly increase in the amount of \$2,000.00.

Following review and discussion, Director Eaglin moved to: 1) accept the lighting maintenance and repair report; 2) approve the light pole replacement proposal in the amount of \$5,500.00; 3) approve the end-of-year light maintenance proposal in the amount of \$5,250.00; 4) approve the light bulb replacement proposal in the amount of \$4,200.00; and 5) approve the amendment to the service contract with J3, to increase the monthly service fees for maintenance in the amount of \$2,000.00. Director Johnson seconded the motion, which passed unanimously.

DISTRICT SURVEILLANCE CAMERA MATTERS

Mr. Vasquez reviewed a surveillance camera system report, a copy of which is attached. He reported on activity at Magnolia Park and LVWP during the previous month. Mr. Vasquez presented and reviewed a proposal for the replacement and configuration of SD cards in all 23 security cameras in the amount of \$12,650.00. Mr. Vasquez then presented and reviewed a proposal in the amount of \$500.00 for the replacement of the camera server's network card. Following review and discussion, Director Bertrand moved to: 1) accept the surveillance camera system report; 2) approve the replacement of the SD card in all 23 cameras in the amount of \$12,650.00; and 3) approve the replacement of the server's network card in the amount of \$500.00. Director Johnson seconded the motion, which passed 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 Weppler moved to approve the bookkeeping report, the checks presented for payment, and the investment report, as presented. Director Johnson seconded the motion, which carried by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached, reflecting that 98.8% of the District's 2024 taxes were collected as of October 31, 2025. Ms. Loaiza reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Johnson 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 by unanimous vote.

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 94.60% 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. At the request of Director Bertrand, Mr. Smith agreed to follow up on the reinspection of grease traps at Dairy Queen. Mr. Smith also reported that the Mission Plant Tour was successful.

Ms. Miller also confirmed that the upward adjustment to the Chelford City Regional Wastewater Treatment Plant monthly rate was included in the sewer rate charge contained in the Amended Rate Order adopted by the Board at its October regular Board meeting. 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 Elgin 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 Johnson seconded the motion, which carried by unanimous vote.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT MATTERS

There was no additional discussion on this item not otherwise addressed in alternate agenda items.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (“WHCRWA”) MATTERS

Ms. Moderow reported on the WHCRWA surface water supply project and the District's related chloramine conversion project. Ms. Moderow stated that bids were received for construction of the Water Plant Chloramine Conversion. Ms. Moderow recommended that the Board award the contract to W.W. Payton Corporation (“Payton”) in the amount of \$1,490,000.00. The Board concurred that, in its judgment, Payton was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Following review and discussion, Director Weppler moved to award the contract for construction of the Water Plant Chloramine Conversion to Payton in the amount of \$1,490,000.00, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Johnson seconded the motion, which passed by unanimous vote.

ENGINEERING MATTERS

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

SANITARY SEWER CLEANING AND TELEVISING PROJECT

The Board discussed the District-wide sanitary sewer cleaning and televising project. Ms. Moderow stated that there were no recent updates for B&W to report.

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

Ms. Moderow updated the Board regarding construction of the GST Rehabilitation.

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

Ms. Moderow provided an update to the schedule for SWQ inspections and permitting at Terra Del Sol and noted the next detention pond inspection will take place in December.

REQUESTS FOR SERVICE OR UTILITY COMMITMENT LETTERS

Ms. Miller updated the Board on the unauthorized construction alterations made by World Food Mart, located at 6701 Tres Lagunas Drive ("World Food Mart"). She reported that a Consent to Encroachment has been recorded and the only remaining deficiency to resolve is the installation of the fire vault lid. Mr. Smith confirmed that the lids were on backorder.

Following review and discussion, and based on the engineer's recommendations, 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

Ms. Moderow and Ms. Cita updated the Board on the Magnolia Park Phase III improvements project including the construction access options. Discussion ensued regarding limiting the scope of the project and delaying the project timeline to focus on other ongoing park and recreational projects within the District. Discussion ensued concerning the option to use a hand dolly to access the existing maintenance path and restore the park to the level of its origination. The Board determined that a walk-through of the park by directors and consultants is needed to assess the condition of the park and allow Ms. Cita to then provide options for the Board to review.

TRAIL IMPROVEMENTS PROJECT

Ms. Moderow updated the Board on the Trail improvement project.

Ms. Moderow updated the Board on B&W's coordination with J3 Electric on the proposed lighting structures along the Mission Bend Greenbelt trail. She stated HCFCD responded and may allow the lighting project on the condition of approved plans showing the exact locations of the lights and ensure that HCFCD access is not impeded by installation of the lighting project. Ms. Moderow stated that the plans are being prepared.

She updated the Board on the West Side Trail Expansion project and stated the environmental assessment concluded that the outfall does not require ASACE approval. Ms. Moderow stated that the updated plans were resubmitted to HCFCD.

LVWP IMPROVEMENTS

Ms. Cita updated the Board on LVWP improvements. She stated that the brick used to construct the original brick wall is no longer available and a close match has been substituted and will ship in February. The Board discussed adding mowing of the wetland area part of the trail behind the school and requested that Director Villagomez coordinate the proposal for additional mowing with Mr. Amaya. The Board also discussed the benefit and potential cost to install solar lights along the bridge.

PRESSURE WASHING IN THE DISTRICT

There was no discussion on this agenda item.

MEDIAN IMPROVEMENTS

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

PARK RULES SIGNS

Ms. Cita updated the Board on the park rules signs.

GRANT OPPORTUNITIES

There was no discussion on this agenda item.

Following review and Discussion, Director Johnson moved to: 1) approve the parks and recreational facilities report; 2) take no action concerning the temporary access agreement with Chelford City; and 3) revisit the access plans in January, allowing Ms. Cita to further explore opportunities to use the current maintenance path and develop the scope for park improvement plans once the directors and consultants meet on site at the park to review the condition of the property and its amenities. Director Eaglin seconded the motion, which carried by unanimous vote as presented.

Director Bertrand then moved to approve an amount not to exceed \$8,000.00 for the installation of solar lights on the bridge. Director Weppler seconded the motion and it carried by a 4 to 1 vote, with Director Johnson voting in opposition.

HARRIS COUNTY PRECINCT NO. 4 MATTERS

PLACES FOR PEOPLE CALL FOR PROJECTS 2023

Ms. Cita updated the Board on the Places for People Call for Projects.

DISCUSS ALTAMIRA BEAUTIFICATION PROJECTS

The Board discussed the goals, benefits, and next steps regarding projects to beautify Altamira.

DISTRICT TECHNOLOGY MATTERS

Ms. Wheeler presented and reviewed a communications report from Triton, a copy of which is attached. She reported on news posts published during the previous month and presented the monthly tracking report. Following review and discussion, Director Bertrand moved to approve the communications report as presented. Director Johnson seconded the motion, which carried by unanimous vote.

ADOPT RESOLUTION CASTING BALLOT FOR THE ELECTION OF A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT

Ms. Miller informed the Board of voting requirements implemented by Harris County Central Appraisal District, adding the District can nominate a person for the election to the Harris County Central Appraisal District Board but does not qualify to submit a vote due to not meeting the size requirement. No action was taken on this item.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Ms. Miller presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

MEETING SCHEDULE AND PLANNING MATTERS

The Board discussed the next regular Board meeting to be held on December 16, 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.



Marlene Weppeler
Secretary, Board of Directors

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