

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 122**

### **Minutes of Special Meeting of Board of Directors**

**December 17, 2025**

The Board of Directors ("Board") of Harris County Municipal Utility District No. 122 ("District") met in special session at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas on December 17, 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  
John Hoxie, Vice President  
James H. Ragan, Jr., Secretary  
Sheila Butler, Assistant Secretary  
John R. Marshall, Assistant Secretary

all of said persons were present, thus constituting a quorum.

Also present were Avini Patel of Forvis Marzars, LLP ("Forvis"); Yaneth Cooper of Municipal Accounts & Consulting, L.P. ("MAC"); Shammari Leon of Bob Leared Interests, Inc. ("BLI"); ElizaBeth Reeves of Inframark, LLC ("Inframark"); Wesley Lay of Quiddity Engineering LLC ("Quiddity"); and Abraham Rubinsky and Charlotte Griffiths 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. 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 November 19, 2025. After discussion, Director Marshall moved that the minutes of the Board's meeting held November 19, 2025, be approved, as written. Director Butler seconded said motion, which carried with Directors Reese, Ragan, Butler and Marshall voting "aye" and Director Hoxie abstaining.

### **TAX ASSESSOR/COLLECTOR'S REPORT**

Ms. Leon presented to and reviewed with the Board the Tax Assessor/Collector's Report for the period ending November 30, 2025, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment from the Tax Account. Ms. Leon noted that

check no. 1164 in at the amount of \$10,450.60 is a replacement for stale-dated check no. 1129 to CityPark III LLC in the same amount. After discussion, Director Ragan moved that the Tax Assessor/Collector's Report be approved and the disbursements identified in said report be approved for payment from the Tax Account. Director Marshall 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 Collection Attorney's Report received from Perdue Brandon Fielder Collins & Mott, L.L.P. ("Perdue"), the District's Delinquent Tax Collections Attorney, dated December 17, 2025, a copy of which is attached hereto as **Exhibit B**. Following discussion, the Board concurred that no action was required by the Board at this time in connection with the Delinquent Tax Collection Attorney's Report.

### **BOOKKEEPER'S REPORT**

Ms. Cooper presented to and reviewed with the Board the Bookkeeper's Report dated December 17, 2025, a copy of which is attached hereto as **Exhibit C**. After discussion, Director Butler moved to approve the Bookkeeper's Report and that the disbursements listed therein be approved for payment. Director Marshall seconded said motion, which unanimously carried.

Ms. Cooper next presented to and reviewed with the Board a Quarterly Investment Inventory Report, prepared by MAC, for the reporting period ending August 31, 2025, a copy of which is attached to **Exhibit C**. After review of the Quarterly Investment Inventory Report and upon motion duly made by Director Butler, seconded by Director Marshall and unanimously carried, said Quarterly Investment Inventory Report was approved and the District's Investment Officer was authorized to execute same on behalf of the Board and the District.

### **REVIEW AND APPROVAL OF AUDIT FOR FISCAL YEAR ENDED AUGUST 31, 2025**

The Board next considered the review and approval of the District's audit report for the fiscal year ended August 31, 2025, which had been prepared by Forvis. In connection therewith, Ms. Patel presented a draft of the audit report, a copy of which is attached hereto as **Exhibit D**, and reviewed it in detail with the Board, as well as handouts related to (i) Results of the 2025 Financial Statement Audit, including Required Communications Regarding Forvis' Audit Strategy and Approach, and (ii) Required Communications Regarding Internal Control Related Matters Identified in an Audit. Ms. Patel advised the Board that Forvis would be issuing an unmodified audit opinion in connection with the subject audit. After discussion concerning the audit presented, Director Marshall moved that (i) the audit report for the fiscal year ending August 31, 2025, be approved, subject to final review of and any comments provided by SPH, (ii) that the President be authorized to execute the Annual Filing Affidavit on behalf of the Board and District, and (iii) that such audit report and Annual Filing Affidavit be filed with the appropriate governmental authorities, including the Texas Commission on Environmental Quality ("TCEQ") prior to the applicable deadline. Director Ragan seconded said motion, which unanimously carried.

## **CONTINUING DISCLOSURE REPORT**

Mr. Rubinsky advised that Coats Rose, P.C. will prepare and file the District's annual continuing disclosure report with the appropriate entities upon receipt of the final audit for the District's fiscal year ended August 31, 2025. After discussion, Directors Hoxie moved that Coats Rose, P.C. be authorized to prepare the annual continuing disclosure report and submit same to the appropriate repositories prior to February 28, 2026. Director Butler seconded the motion, which unanimously carried.

## **OPERATIONS AND MAINTENANCE REPORT**

Ms. Reeves presented to and reviewed with the Board the Operations and Maintenance Report for the month of November 2025, a copy of which is attached hereto as **Exhibit E**, and discussed with the Board the various matters contained therein.

In connection with same, the Board considered an appeal from Bernice Sanders, a property owner and resident of the District, in connection with a leak in her irrigation system and resulting high water and sewer bills as reflected in documentation provided by Ms. Sanders, copies of which are attached to **Exhibit F**.

Ms. Reeves next reported to the Board that a high number of payments from customers enrolled in its electronic payment program are still outstanding due to changes to the electronic payment program and associated auto-drafting. In connection with same, she requested that the Board waive any late fees and terminations of service through the month of December for customers enrolled in the program while Inframark works to resolve the matter. Director Ragan expressed concern regarding any large unpaid accounts belonging to renters in the District.

Following discussion, Director Ragan moved that the Board (i) approve a total credit of \$3.50 to Ms. Sanders for sewer service charges in excess of the minimum monthly charge, and (ii) authorize Inframark to waive all penalties and delinquent letter fees for customers enrolled in the electronic payment program through the month of December, with the exception of rental properties with outstanding amounts of \$300.00 or more. Director Hoxie seconded the motion, which unanimously carried.

Mr. Rubinsky reminded the Board at this time of the Interlocal Agreement with the City of Missouri City ("COMC") approved at the Board meeting held November 19, 2025, subject to review of same by SPH. He advised that the District had received further information from the City of Missouri City regarding specific rates and fees outlined in a Resolution adopted by the City Council of COMC effective January 1, 2026. Following discussion, Director Butler moved that the Board re-approve the Interlocal Agreement, effective January 1, 2026, as recommended by SPH. Director Hoxie seconded the motion, which unanimously carried.

## **WATER LOSS AUDIT**

The Board next considered authorizing the District's Operator and Engineer to perform a 2025 Water Loss Audit. Mr. Rubinsky advised the Board that Section 16.0121 of the Texas Water Code requires any retail public utility providing potable water to perform and file a water loss audit

with the Texas Water Development Board ("TWDB") every five (5) years. Mr. Rubinsky advised the Board that such Audit is due by May 1, 2026. After discussion on the matter, Director Ragan moved that the District's Operator and Engineer be authorized to perform such Water Loss Audit for the calendar year 2025 and provide same for the Board's review. Director Butler seconded the motion, which carried unanimously.

### **AMENDMENT OF THE DISTRICT'S RATE ORDER**

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

### **ENGINEERING REPORT**

Mr. Lay presented to and reviewed with the Board a written Engineering Report dated December 17, 2025, a copy of which is attached hereto as **Exhibit F**, and discussed with the Board the various matters contained therein.

Mr. Lay advised the Board that the Sanitary Sewer Cleaning and Televising Project ("SSCT") is now complete. In connection with future projects of this nature within the District, Director Ragan requested that the contractor, All Teams Solutions, not be used going forward due to unsatisfactory performance of the recently completed project. Mr. Lay next updated the Board regarding continued communications with the City of Missouri City, City of Stafford, and Harris County regarding safety concerns in connection with traffic on Cravens Road. Mr. Lay reported to the Board that Quiddity had directed correspondence to Harris County on behalf of the District requesting the County to conduct a traffic study along the Cravens Road corridor between S. Gessner Road and Stafford Road, and that Harris County Precinct 1 had confirmed receipt of the request and advised that it anticipated the completion of a traffic study in the subject area within the next 90 days. In connection therewith, Director Butler requested a copy of the signed letter, and Mr. Lay indicated he would send a copy to her following today's meeting. Mr. Lay next advised that Quiddity had received and reviewed the annual MS4 Annual Report from the City of Missouri City and recommended execution of same.

Following a robust discussion of the Engineer's Report, Director Ragan moved that the Board authorize the execution of the MS4 Annual Report as presented by Quiddity. Director Marshall seconded the motion, which unanimously carried.

Mr. Lay next presented to and reviewed with the Board an updated Capital Improvement Plan ("CIP") for the Board's review, a copy of which is included in **Exhibit F**. A discussion then ensued regarding the timing of a possible Bond Election and the preparation of a Preliminary Engineering or Bond Authorization Report by Quiddity and the District's Financial Advisor, The GMS Group ("GMS"), in connection with same. Mr. Rubinsky recommended that the Bond Authorization Report be presented to the Board for review at the next meeting and that the Board be prepared at such time to adopt an Order Calling a Bond Election for May 2, 2026. Following discussion, Director Reese moved that Quiddity and GMS be authorized to prepare the Bond Authorization Report in connection with the proposed bond election for the purpose of seeking

additional bond authorization to finance the District's CIP. Director Hoxie seconded the motion, which unanimously carried.

Ms. Patel exited the meeting at this time.

### **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.

### **REQUESTS FOR UTILITY COMMITMENTS**

The Board considered the status of the utility commitment to Logistics Property Company, LLC ("LPC"), for water and sewer service to serve proposed CityPark Logistics Center Buildings 5 and 6. Mr. Rubinsky advised the Board that the commitment had been prepared and sent to LPC for review and execution, but has not yet been executed and returned by LPC due to some issues regarding screening requirements set forth in the utility commitment. Mr. Rubinsky and Mr. Lay advised the Board they are working with LPC on resolving outstanding issues raised by LPC in connection with the screening requirements. Following discussion, it was noted there were no additional requests for utility commitments at this time and, therefore, no action was required of the Board.

### **ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Mr. Rubinsky presented to and reviewed with the Board correspondence from GMS regarding its annual disclosure requirements pursuant to Municipal Securities Rule Board Rule G-10, a copy of which is attached hereto as **Exhibit G**. After discussion, the Board concurred to formally acknowledge receipt of said disclosure.

Mr. Rubinsky advised he had nothing further of a legal nature that was not covered under another agenda item.

### **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.

Ms. Reeves reported to the Board at this time that the four (4) delinquent customers with outstanding amounts of \$300 or more are all homeowner accounts and not renters.

## **ADJOURNMENT**

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

(SEAL)

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Secretary

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List of Attachments to  
Harris County Municipal Utility District No. 122  
Minutes of Meeting of December 17, 2025

- Exhibit A Tax Assessor-Collector's Report
- Exhibit B Delinquent Tax Collections Attorney's Report
- Exhibit C Bookkeeper's Report
- Exhibit D Draft Annual Audit for FYE August 31, 2025
- Exhibit F Customer Appeal (Mrs. Bernice Sanders)
- Exhibit E Operations and Maintenance Report
- Exhibit F Engineer's Report
- Exhibit G Correspondence from The GMS Group regarding MSRB Rule G-10 Disclosure

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