

REID ROAD MUNICIPAL UTILITY DISTRICT NO. 1

Minutes of Meeting of Board of Directors

December 17, 2025

The Board of Directors ("Board") of Reid Road Municipal Utility District No. 1 ("District") met on Wednesday, December 17, 2025, at 11245 Harvest Bend Boulevard, Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present, as follows:

Patrick Cieslewitz, President
Carla Christensen, Vice President
Robert Sumpter, Secretary
Ed Swannie, Director

and the following absent:

None.

Also present were Captain F. Rodriguez and Sergeant Curry of the Harris County Precinct 4 Constable's office; John Taylor, Operator; Mason Mueller, Engineer; Robin Goin, Tax Assessor-Collector; Mr. Robert Garcia, Champions Hydro-Lawn; a quorum of the Board of Directors of Reid Road MUD No. 2 ("No. 2") and appropriate consultants of that district; and Ms. Melissa J. Parks, Attorney.

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

1. Sergeant Curry addressed the Boards and discussed law enforcement patrol within the districts. He reviewed a written report on activity during November. The Board indicated its thanks to the officers who patrol within the District. The Board noted it would like to discuss possible addition of an officer or moving the evening deputy to daytime patrol. Sergeant Curry agreed to address this matter with the Board at the January meeting.

2. John Taylor presented the joint sewage treatment plant operations report, copy attached. During the month the plant operated at 42% of permitted capacity, and there were no permit violations. There were no issues with mercury discharge this month, and Mr. Taylor reported the painters would soon begin repainting piping at the plant. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

3. The Board reviewed the bookkeeper's monthly report, copy attached. Director Christensen confirmed she had reviewed the report in detail and noted no unusual items. The Board reviewed checks prepared for payment of current bills as well as a budget comparison report reflecting eight months of activity during the current fiscal year. The Board also reviewed the plant's expense distribution and invoicing for November, 2025. Upon motion by Director Sumpter, seconded by Director Swannie and unanimously carried, the Board approved the bookkeeper's report.

4. Mason. Mueller stated there were no engineering matters for discussion this month.

5. The Boards opened the floor for public comments. No public comments were offered. The Board and consultants of No. 2 exited the meeting.

6. The Board considered the minutes of its meetings held October 15 and November 19, 2025. Upon unanimous vote, the Board approved the minutes.

7. The Board opened the floor for public comments. No public comments were offered.

8. Ms. Parks confirmed that her office will submit the annual eminent domain report required of the District under state law. This report must be filed in early 2026. The District did not exercise its condemnation power in 2025.

9. Ms. Parks confirmed that her office had completed its annual review of consultant insurance coverage required by contract. All such insurance was current, with certificates on file.

10. Robin Goin presented the tax assessor-collector's report, copy attached. Through November 30, the District's 2024 taxes were 98.805% collected. Ms. Goin stated that as of the date of this meeting, the 2025 taxes are approximately 8% collected. The report reflected the certified taxable value of the District for 2025 at \$469,074,145. Ms. Goin presented disbursements for payment of current bills and then asked the Board if it wanted an aerial photograph taken of the District as of January 1, 2026. The Board agreed to defer such a photograph until January 1, 2027. Thereafter, upon motion by Director Sumpter, seconded by Director Swannie and unanimously carried, the Board approved the tax assessor-collector's report and authorized release of the disbursements listed thereon.

11. Robert Garcia presented the monthly parks report, copy attached. The parks had most recently been inspected on December 10, and Mr. Garcia had no issues to report. After further discussion, upon unanimous vote, the Board approved the monthly report as presented.

12. John Taylor presented the operator's report, copy attached. He reported that Water Plant No. 2 is now in service, which everyone present was glad to hear. Water accountability for the month was 93%, and there remain 1,503 residential connections in the District. Mr. Taylor discussed account delinquencies and submitted a list of 91 delinquent accounts subject to termination of utility service. These customers had been given written notification of the pending termination, and Mr. Taylor reported the operators have received no appeals from any customers. No customers were present at the Board meeting to contest their bills, and thereafter, upon unanimous vote, the Board authorized termination of service to all remaining delinquent accounts in accordance with the District's Rate Order. There were two closed delinquent accounts the operator recommended for write-off in the total amount of \$244.90. After discussion, the Board agreed with the operator's recommendation and authorized the action.

Mr. Taylor reported on the condition of the alarm system at the District's administration building, noting that he is obtaining proposals for some necessary work. After further discussion of operating matters, upon motion by Director Sumpter, seconded by Director Christensen and unanimously carried, the Board approved the report as presented.

13. Mason Mueller presented the engineer's monthly report, copy attached. He presented a \$0 change order from B5 Construction Co. Inc. for selection of a vent fan equipped with an explosion-proof motor at Water Plant No. 2. Mr. Mueller next presented pay estimate No. 1 for water line rehabilitation contractor SKE Construction LLC in the amount of \$872,457.68. He recommended payment of same. After discussion, upon motion by Director Christensen, seconded by Director Sumpter, the Board unanimously accepted the change order, authorized payment to SKE, and approved the engineer's report as presented.

14. The Board considered a Resolution expressing official intent to finance a portion of the water line replacement project. After discussion, upon motion by Director Christensen, seconded by Director Sumpter and unanimously carried, the Board adopted the attached Resolution.

15. The Board briefly discussed development of property in the District. Ms. Parks reported she had attended the groundbreaking for Holt Lunsford's Par 1960 at 11010 Jones Road. The District's engineer continues to discuss the developer's request for an irrigation meter.

16. The Board briefly discussed matters related to the North Harris County Regional Water Authority (Authority). John Taylor reported on connection of the Cy-Hope sports complex on Windfern Road to District water and sewer lines. Apparently, Cy-Hope had not obtained a necessary permit, which became apparent during the connection process. There were also issues with working in an Authority easement. Cy-Hope had since obtained the permit, and, with the District's assistance, resolved the issues with the Authority. The District's operators hope to complete the connection by Friday, December 19.

There being no further business to come before the Board, the meeting was adjourned.



Secretary

REID ROAD MUNICIPAL UTILITY DISTRICT NO. 1
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **11245 Harvest Bend Blvd., Houston, Texas**. The meeting will be held at **6:30 p.m.** on **Wednesday, December 17, 2025**. The subject of the meeting is to consider and act on the following:

1. Consideration of wastewater treatment plant matters, including:
 - a. Constable's patrol report
 - b. Operations & maintenance report; authorize repairs, maintenance, etc.; unauthorized mercury discharges
 - c. Bookkeeper's report and payment of bills
 - d. Engineer's report; preparation of plans, advertising for bids, award of contracts, approval of pay requests and change orders
 - e. Presentation of public comments
2. Public Comment
3. Approve minutes of meetings held October 15 and November 19, 2025
4. Annual review of consultant insurance policies
5. Eminent Domain Report (due 02/01/2026)
6. Tax assessor-collector's report; review invoices & authorize payment; review taxable values, exemptions; consider delinquencies, including installment payment agreements; authorize litigation or termination of service to collect delinquent taxes
7. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds
8. Report regarding District parks; authorize repairs, maintenance, improvements and other actions, as necessary and appropriate
9. Operator's report: operation of District facilities; authorize repairs, maintenance, and other appropriate actions; customer appeals; termination of service to open delinquent accounts
10. District administration building; authorize action as appropriate
11. Engineer's report: authorize preparation of plans, advertising for bids, and/or award of contracts; approve pay requests, change orders; Ground Storage Tank failure at Water Plant No. 2 and recovery efforts; methane testing; requests for service inside & outside of District
12. Resolution Expressing Official Intent to Finance Certain Improvement Projects
13. Development of property in District; authorize actions as appropriate
14. Matters related to North Harris County Regional Water Authority, including recovery of water line repair costs
15. Pending business



Melissa J. Parks

Melissa J. Parks
Attorney for the District