

MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

February 17, 2026

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 17th day of February, 2026, 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, except Director Eaglin, thus constituting a quorum.

Also present at the meeting were member of the public, Joseph Ho-Shing of the Harris County Precinct No. 4 Commissioner's Office; Deputy Charles Hill of the Harris County Sheriff's Office ("HCSO"); Lina Loaiza of Bob Leared Interests; Daniela Moderow of Baxter & Woodman Consulting Engineers, Inc. ("B&W"); Hermes Amaya of Custom Scapes, Inc. ("Custom Scapes"); Vicki Busboom of VLB Bookkeeping Services; Sarah Wheeler of Triton Consulting Group, Inc. ("Triton"); Brett Keese of TBG Partners ("TBG"); Carlous Smith of Si Environmental, LLC ("Si"); Emmanuel Vazquez of Vazquez Electronics, LLC; Tommy Gomez of Houston Electrical Contractors; 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. Mr. Ho-Shing introduced himself to the Board as with a representative for the Harris County Precinct No. 4 Commissioner's Office.

MINUTES

The Board considered approving the minutes of the January 20, 2026 (Regular), and February 9, 2026 (Chelford) meetings. Following review and discussion, Director Johnson moved to approve the minutes for the January 20, 2026 (Regular), and February 9, 2026 (Chelford) meetings, as presented. Director Weppler seconded the motion, which carried by unanimous vote.

SECURITY SERVICES MATTERS

REPORT FROM HCSO

The Board reviewed and acknowledged receipt of the February 2026 security services report from the HCSO, a copy of which is attached. Deputy Hill reported on recent security matters in the District.

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. Ms. Wheeler presented an update concerning the successful distribution and collection of petition door hangers printed by Triton for distribution and collected by Custom Scapes.

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. Also included were irrigation repairs throughout the district in the amount of \$315.00, and door hanger distribution and collection in the Altamira subdivision in the amount of \$280.00.

Mr. Amaya stated there were irrigation repairs needed in the esplanade at Bellaire Boulevard and Highway 6, along Mission Bend Trail, at the Altamira Entryway, and in Magnolia Park. He presented and reviewed Estimate No. 1951 in the amount of \$3,890.00, a copy of which is attached to the maintenance report. He then stated that maintenance was performed to address the overgrown landscape behind Petrosky Elementary School ("Petrosky"). He presented and reviewed Estimate No. 1937 in the amount of \$5420.00 to prune overgrown vegetation in the area, remove trash, debris and concrete refuse that had also accumulated. Mr. Amaya added that the estimate includes the trimming of four trees along the trail from Petrosky to Winkleman Road that were nearly touching the ground and possibly impeding walkability along the trail.

Mr. Amaya stated that additional Kiddie Cushion Mulch was needed to maintain the play surface at Magnolia Park. He presented and reviewed Estimate No. 1952 in the

amount of \$6,230.00 to add approximately four to five inches to the surface of the play area, as needed.

Following review and discussion, Director Bertrand moved to approve the landscape maintenance report, payment of the invoices, Estimate No. 1951 in the amount of \$3890.00, and Estimate No. 1937 in the amount of \$6,230.00, as discussed. Director Johnson seconded the motion, which carried by unanimous vote.

LIGHTING MAINTENANCE AND REPAIR

The Board reviewed a routine lighting and maintenance report for items at LVWP, Magnolia Park, and in Altamira, a copy of which is attached.

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. Following review and discussion, Director Bertrand moved to accept the surveillance camera system report. Director Johnson seconded the motion, which carried by unanimous vote.

WORKERS COMPENSATION INSURANCE

The Board reviewed and considered accepting a proposal from McDonald & Wessendorff Insurance in the amount of \$927.00, for renewal of the District's workers compensation insurance. Following review and discussion, Director Bertrand moved to accept the workers compensation insurance proposal, as presented, and direct that the proposal be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which carried 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 Johnson moved to approve the bookkeeping report, the checks presented for payment, and the investment report. Director Bertrand seconded the motion, which carried by unanimous vote.

ASSOCIATION OF WATER BOARD DIRECTORS CONFERENCES

The Board discussed the Association of Water Board Directors winter conference. The Board then considered authorizing attendance at the summer conference. After

discussion, Director Wepler moved to approve reimbursement of all eligible expenses for Directors who attended the winter conference, which the bookkeeper confirmed were submitted in accordance with the District's guidelines, and to authorize attendance of any interested Directors at the summer conference. Director Johnson seconded the motion, which carried unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached, reflecting that 92.45% of the District's 2025 taxes were collected as of January 31, 2025. Ms. Loaiza reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Bertrand 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 Wepler seconded the motion, which carried by unanimous vote.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Concerning Exemptions from Taxation (the "Resolution"), which provides for the exemption from ad valorem taxation of \$65,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older and a general homestead exemption of 20% of the appraised value (but not less than \$5,000) of residence homesteads. Following review and discussion, Director Bertrand moved to adopt the Resolution and direct that it be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which carried unanimously.

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Miller discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code. Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2026 tax year. Following review and discussion, Director Bertrand moved to adopt a Resolution Regarding Development Status for the 2026 Tax Year establishing the District as a Developed District (the "Resolution Regarding Development Status") for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code and direct that the Resolution Regarding Development Status be filed appropriately and retained in the District's official records. Director Johnson 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 94.55% 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.

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 Bertrand 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.

RESOLUTION APPROVING SUBMITTAL OF THE WATER SMART APPLICATION

The Board discussed the District's participation in the Association of Water Board Directors ("AWBD") Water Smart Program. Ms. Miller reviewed a Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program (the "Water Smart Application Resolution"). Following review and discussion, Director Bertrand moved to adopt the Water Smart Application Resolution and direct that it be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which carried unanimously.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT MATTERS

The Board discussed updates from the Chelford City Regional Wastewater Treatment Plant meeting.

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.

ENGINEERING MATTERS

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

SANITARY SEWER CLEANING AND TELEVISIONING PROJECT

Ms. Moderow updated the Board on plans to move forward with the design phase for Sanitary Sewer System Phases I and II. Ms. Moderow reported that, per the Capital Improvements Plan, the design phase is underway for the District-wide sanitary sewer cleaning and televising project and the schedule for the project is defined.

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

Ms. Moderow updated the Board regarding construction of the GST Rehabilitation. She reported that the project is complete, and reviewed and recommended approval of Pay Estimate No. 2 and Final in the amount of \$37,607.00, payable to Corlesu, LLC. Ms. Moderow also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities.

Ms. Moderow stated that bids were received for construction of the Hydro-Pneumatic Tank replacement to serve the District. Ms. Moderow recommended that the Board award the contract to W.W. Payton Corporation ("Payton") and reviewed bid results including the Base Bid in the amount of \$240,000.00, Base Bid plus Alternate No. 1 in the amount of \$280,000.00, Base Bid plus alternate No. 2 in the amount of \$243,000.00, or Base Bid Plus Alternate Nos. 1 and 2 in the amount of \$283,000.00. 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.

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 March.

REQUESTS FOR SERVICE OR UTILITY COMMITMENT LETTERS

Ms. Moderow reported on a plan review request submitted for the property at 14250 Bellaire where the developer is renovating an existing party hall into a restaurant. Ms. Moderow stated that B&W will perform a plan review once the plan review deposit is received.

AUTHORIZE RISK AND RESILIENCE FIVE YEAR REASSESSMENT

Ms. Miller reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). She stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Assessment (the "Assessment"). Ms. Moderow indicated the Assessment is underway.

Following review and discussion, and based on the engineer's recommendations, Director Bertrand moved to 1) approve the engineer's report as presented; 2) approve Pay Estimate No. 2 and Final in the amount of \$37,607, and to accept the facilities for the GST Rehabilitation at Water Plant No. 1; 3) to award the contract for construction of HPT Replacement to serve the District to Payton in the Base Bid amount of \$240,000.00, 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; 4) to approve the Risk and Resilience Assessment, authorize the filing of certification of the Assessment with the Environmental Protection Agency, and direct the Assessment to be filed in confidentially in the District's official records; and 5) the confirmation of certification be filed in the District's official records. Director Wepler seconded the motion, which carried by unanimous vote.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Keese presented and reviewed a report regarding the District's parks and recreational facilities, a copy of which is attached.

MAGNOLIA PARK IMPROVEMENTS

Mr. Keese updated the Board on the Magnolia Park Phase III improvements project and indicated that the design documents and access options are on hold.

Mr. Keese updated the Board on damages by RS Industrial Arts and a subsequent irrigation repair performed by Custom Scapes in the amount of \$210.00. He presented and reviewed Pay Estimate and Final invoice #11931 from RS Industrial in the amount of \$15,535.00, reflecting a previously approved change order to reduce the payment in the amount of \$210.00 for payment to Custom Scapes.

TRAIL IMPROVEMENTS PROJECT

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

Ms. Moderow then updated the Board on the West Side Trail Expansion project and stated that the engineer had a call with HCFCD and is finalizing

addressing their comments. Ms. Moderow stated she plans to resubmit the plans to HCFCD in March.

LVWP IMPROVEMENTS

Mr. Keese updated the Board on LVWP improvements and proposed a meeting at the TBG offices to provide a design presentation to the Board, outlining Phase II Park Renovations. Mr. Keese presented several date options for the Board to choose a preferred special meeting date.

PRESSURE WASHING IN THE DISTRICT

There was no discussion on this agenda item.

MEDIAN IMPROVEMENTS

Mr. Keese stated that there were no recent updates to report.

PARK RULES SIGNS

Mr. Keese updated the Board on the park rules signs.

GRANT OPPORTUNITIES

There was no discussion on this agenda item.

Following review and Discussion, Director Eaglin moved to 1) approve the parks and recreational facilities report; and 2) based on the landscape architect's recommendation, to approve Pay Estimate, Invoice No. 11931 and Final in the amount of \$15,325.00, and to accept the facilities. Director Wepler seconded the motion, which carried by unanimous vote.

HARRIS COUNTY PRECINCT NO. 4 MATTERS

PLACES FOR PEOPLE CALL FOR PROJECTS 2023

Mr. Keese updated the Board on the Places for People Call for Projects and provided an update on a pathway feasibility study related to Americans with Disabilities Act compliance.

DISCUSS ALTAMIRA BEAUTIFICATION PROJECTS

The Board discussed the goals, benefits, and next steps regarding projects to beautify Altamira. Discussion ensued regarding Director attendance at a future Homeowners Association meeting to further the conversation.

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. Ms. Wheeler provided an update concerning the door hangers that were distributed for petition signatures. She stated that 41 door hangers were signed and that there were additional door hangers available to use for another round of distribution in Altamira. The Board concurred to distribute one more set of door hangers in order to obtain additional petition signatures.

MEETING SCHEDULE AND PLANNING MATTERS

The Board discussed the next regular Board meeting to be held on March 17, 2026 at 6:00 p.m. at the offices of ABHR.

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




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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