

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT  
Minutes for the February 19, 2024 Board Meeting**

The Board of Directors (the "Board" or "Directors") of Meadowhill Regional Municipal Utility District of Harris County, Texas (the "District") met in regular session, open to the public, whereupon the roll was called of the members of the Board, to-wit:

Alan Liczwek	President
Douglas Larkins	Vice President
Edward Varosky	Secretary/Treasurer
Michael Gleason	Assistant Secretary
Cassandra Woods	Director

All directors were present, thus constituting a quorum. Also present were Doug Jeffrey of TNG Utility Corporation ("Operator"); J. William Petrov, II, attorney of Johnson Petrov LLP ("JP" or "Attorney"); Reagan Rucker of IDS Engineering, Inc. ("Engineer"); Lori Buckner of Myrtle Cruz, Inc. ("Bookkeeper"); Pamela Low of Minutes Plus ("Recording Secretary"); Seargant Santos of Harris County Constable Office ("HCCO"); and Todd Cox, M. Tallon Chalmers, Megan and Grant Janak, residents of the Meadowhill Run subdivision.

Director Liczwek having determined that the Notice of Meeting was posted in accordance with provisions of the Open Meetings Act, and establishing a quorum, called the meeting to order at 6:32 p.m.

**PUBLIC COMMENT**

Ms. Janak stated that the trash collection service in their neighborhood has shown improvement since the last meeting.

Mr. Cox said that the utility work carried out on his property left behind large holes and bare patches where grass was missing. While hydroseed was applied to the bare spots, Mr. Cox believes that sod should be laid on the affected areas. Discussion ensued regarding the effectiveness of Geoguard as a measure to prevent erosion. It was noted that An erosion specialist has recommended the use of Geoguard to fill in and restore lawn areas.

**MINUTES**

Upon motion by Director Woods, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the Board approved the minutes of the January 29, 2024 Board meeting.

**GENERAL BUSINESS**

Landscape Maintenance Matters. There were no matters to report.

Administration Building Matters. There were no matters to report.

Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts ("Order"). Upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the Order, a copy of which is attached hereto as Exhibit "A".

## **OPERATIONS REPORT**

Mr. Jefferies presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as Exhibit "B". Mr. Jefferies provided an update on various matters related to the district's operations. He highlighted the potential impact of substantial rainfall on the Waste Water Plant, mentioning that eleven inches of rain could have significant effects. He also noted the completion of the Bass Pro Shop taps.

Next, Mr. Jefferies reported that a Water Smart application is in the process of being completed on behalf of the District. He then requested the Board approve the Water Smart application and authorize submittal of same to the Association of Water Board Directors- Texas ("AWBD") Water Smart Steering Committee.

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board (i) approved the Water Smart application; authorized the Operator to submit the application to the AWBD Water Smart Steering Committee (ii) authorized termination of service to the customers listed on the Cut-Off List, in accordance with the District's Rate Order; and (iii) approved the Operator's Report.

## **BOOKKEEPER'S REPORT**

Ms. Buckner presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C". By general consensus, the Board approved the Bookkeeper's Report.

## **ENGINEER'S REPORT**

Ms. Rucker reviewed the Engineer's Report with the Board, a copy of which is attached hereto as Exhibit "D".

Ms. Rucker presented C&C Water Services, LLC's proposal to clean and rehabilitate Joint Well No. 2 ("Shasla Well"), along with Advanced Ground Water Solutions, LLC providing additional consultation on the rehab. Since the estimated construction timeline is approximately 12 weeks, it has been recommended to postpone this project to the Fall to avoid coinciding with the hot summer months.

The City of Houston has granted final approval for the 12-inch waterline loop from Hannover Village to Holzwarth Road, as reported by Ms. Rucker. However, approvals from Harris County and Harris County Flood Control District are still pending.

Next, Ms. Rucker provided an update on Clear Coatings' repair of cracks at the Clarifier. She also reviewed the status of approvals for the Headworks Improvement, Replacement of MCC, and the pavement addition.

She further reported that all agency comments have been received for the projects at Covington Bridge Basin, Hannover Village Outfall, and Meadow Hill Run Detention collapsed outfall pipes. IDS is reviewing and working to address all questions and comments on these projects.

Ms. Rucker then stated that Phoenix GC, LLC has provided a proposal to repair the yard and slopes in Meadowhill Run for \$4,121.00.

Upon motion by Director Gleason, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the Board (i) approved the Phoenix GC, LLC's proposal for \$4,121.00, as recommended by IDS; and (ii) approved the IDS report.

### **ATTORNEY'S REPORT**

Correspondence regarding Northwest Harris County MUD No. 28 and/or Shasla PUD and authorize appropriate action. There were no new matters to report.

Correspondence with Klein ISD regarding drainage through Falvel Pond. Mr. Petrov reported that IDS filed a new complaint with Harris County regarding Klein ISD's dirt pile and swale. The County issued new violations against Klein ISD for the dirt pile; however, they believe the swale is acceptable. IDS and JP disagree with the County's assessment of the swale. IDS plans to review the old drainage plans and potentially schedule a meeting with County enforcement to discuss further.

Encroachment Agreement for Bass Pro Shops pavement over District Easements. Mr. Petrov presented an Encroachment Agreement with Kenroc for paving over easements on the Bass Pro Shops property, attached hereto as Exhibit "I".

Encroachment Agreement for Urbana Yard Homes Pavement over District Easements. Mr. Petrov presented an Encroachment Agreement with Urbana Atlantic for paving over easements on the Urbana Yard Homes property, attached hereto as Exhibit "J".

Renewal of Utility Commitment Letter for AMCAL Equities. Mr. Petrov stated that the Utility Commitment Letter for AMCAL Equities has expired and AMCAL requested to renew the utility commitment through 2024. AMCAL anticipates construction starting 3<sup>rd</sup> quarter of 2024. The renewed Utility Commitment Letter is attached hereto as Exhibit "K".

Conveyance of Kenroc Properties to the District. There was no action.

Agreement with Urbana Yardhomes for maintenance of public crosswalk. There was no action.

Waste Management ("WM") Collection Service Agreement. Mr. Petrov discussed the WM contract issues and draft default letter to WM.

Next, upon motion by Director Larkins, seconded by Director Gleason, the Board approved the Attorney's Report as presented, including (i) sending the default letter to the WM; (ii) Encroachment Agreement for Bass Pro Shops property; (iii) Encroachment Agreement for Urbana Yardhomes property; and (iv) renewal of Utility Commitment Letter for AMCAL Equities through 2024.

### **SECURITY REPORT**

Sergeant Santos reviewed the Security Report, a copy of which is attached hereto as Exhibit "M".

### **ADJOURNMENT**

Upon a motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board adjourned the meeting at 7:42 pm.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

  
Secretary, Board of Directors

- Exhibit A Order
- Exhibit B Operations Report
- Exhibit C Bookkeeper Report
- Exhibit D Engineer's Report
- Exhibit I Encroachment Agreement with Kenroc
- Exhibit J Encroachment Agreement with Urbana
- Exhibit K AMCAL Utility Commitment Letter renewed
- Exhibit L Security Report