

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT**  
**Minutes for the April 29, 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"); Reagan Rucker of IDS Engineering, Inc. ("Engineer"); Zachary Petrov, attorney of Johnson Petrov LLP ("JP" or "Attorney"); Bill Blich of Blich Associates, Inc. ("Financial Advisor"); Pamela Low of Minutes Plus ("Recording Secretary"); Jonathan Haro on behalf of Mi Rancho Corporation; and M. Tallon Chalmers and Megan Janak, residents of the Meadow Hill 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 6:31 p.m.

**PUBLIC COMMENT**

Discussion commenced regarding the construction of a detention bank and the repair of a sinkhole in the Meadow Hill Run community. It was noted that some of the repairs for the detention pond require public bidding. Mr. Jefferies recommended that TNG install a construction fence around the area to ensure public safety until replaced.

**MINUTES**

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the minutes of the April 15, 2024 Board meeting.

**GENERAL BUSINESS**

- a. Landscape Maintenance matters. Director Larkins reported that Gressett Landscaping provided a quote for the entire landscaping project, broken down into parts. The fertilizing and overseeding for all five ponds are estimated to cost approximately \$10,002. Upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board

approved the landscaping proposal from Gressett Landscaping at the estimated cost of \$10,002.

- b. Administration Building matters. There were no matters to report.

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

Mr. Blich reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "A". He reported that 97.836% of taxes have been collected as of April 30, 2024.

Upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor/Collector's Report along with checks listed therein.

### **OPERATIONS REPORT**

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as Exhibit "B".

Mr. Jeffrey provided an update on the repairs and maintenance work being carried out at Water Plant Nos. 1, 2, and 3. He also addressed the issue of hydrants in the Hannover Village section, noting that some of the Clow Hydrants are showing signs of leakage. Mr. Jeffrey mentioned that the grease used on the hydrants will be examined, as two hydrants using a specific type of grease have been found to leak.

Mr. Jeffrey also reported that 46 connections were cut during the month with five remaining cut.

Upon motion by Director Woods, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board (i) authorized water terminations in accordance with the District's Rate Order; and (ii) approved the Operator's Report.

### **ENGINEER'S REPORT**

Ms. Rucker reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "C". Ms. Rucker stated that IDS recommends Board authorization of commitments to several entities:

- a. Kenroc Section 3 – Proposed 14,950 of Holzwarth Center: Holzwarth Outpost Group No. 5 for 8,375 gallons per day ("gpd") annual average water capacity and 6,700 gpd annual average wastewater capacity (equal to 26.8 ESFCs) to serve the 14,973 square foot Holzwarth Center.
- b. Mi Rancho Restaurant at Spring Stuebner and Falvel Rd.: Mi Rancho Corporation, subject to the conditions listed in the Report, for 7,800 gpd annual average water capacity and 6,500 gpd annual average wastewater capacity (equal

to 25 ESFCs) to serve the proposed Mi Rancho Spring Stuebner Restaurant, subject to Mi Rancho constructing or connecting to a private lift station and having a lift station maintenance agreement with the District. Mr. Haro briefly addressed the Board regarding this project.

- c. Lindsay Tract: Proposed Office Warehouse and Storage Facility: Lindsey Interests, LLD for 2,625 gpd annual average water capacity and 2,185 gpd annual average wastewater capacity (equal to 8.4 ESFCs) to serve the Lindsey Tract's proposed development. IDS recommends proceeding with the plans for this tract.

Ms. Rucker next reviewed a supplemental handout, "MRMUD Detention Facilities Inspection Report 2024", a copy of which is attached to the Engineer's Report.

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board:

- (A) approved the water and sewer utility commitments for the following:
  - (i) Kenroc Section 3 – Proposed 14,950 of Holzwarth Center;
  - (ii) Mi Rancho Restaurant at Spring Stuebner and Falvel Rd; and
  - (iii) Lindsay Tract: Proposed Office Warehouse and Storage Facility, as detailed above and as recommended by IDS;
- (B) approved Pay Application No. 7 and final in the amount of \$11,360.78 to Sendero Industries, LLC in connection with the Camelot 2920 LL Development, as recommended by IDS;
- (C) denied the request to serve 21902 Roseville Dr. with water and/or sewer as a multi-family and commercial connection;
- (D) approved the MRMUD Detention Facilities Inspection Report 2024 including:
  - (i) IDS proposal for Covington Bridge Detention Facilities Rehabilitation – Option No. 1, in the amount of \$75,700, a copy of which is attached to the MRMUD Detention Facilities Report 2024;
  - (ii) Spring Landing Detention Facilities Rehabilitation Option 2, in the amount of \$31,850, a copy of which is attached to the MRMUD Detention Facilities Report 2024; and
  - (iii) authorized IDS to perform a topographical study for the Park at Meadowhill Run Detention Basin to understand the severity of the silt and what storage volume is currently in the pond; and
- (E) approved the Engineer's Report.

### **ATTORNEY'S REPORT**

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

Correspondence with Klein ISD regarding drainage through Falvel Pond. There was no action.

Conveyance of Kenroc Properties to the District. No action was taken.

Waste Management Collection Services Agreement. No action was taken.

Encroachment Agreement with Stream Realty. Mr. Petrov stated that the Encroachment Agreement submitted by Stream Realty has been reviewed, and the language used in the agreement does not meet the standards required by the District. Mr. Petrov will work with Stream Realty on language appropriate for this matter.

**ADJOURNMENT**

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board adjourned the meeting at 7:41 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 17<sup>th</sup> day of June, 2024.


  
Secretary, Board of Directors

Exhibit A Tax Collector Report  
Exhibit B Operation's Report  
Exhibit C Engineer's Report