

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT**  
**NOTICE OF PUBLIC MEETING**

In accordance with Chapter 551 of the Texas Government Code, take notice that the Board of Directors of Meadowhill Regional Municipal Utility District will hold a public meeting at **6:30 p.m.** on **Monday, August 17, 2026,** at **21219 Nottingham Drive, Spring, Texas 77388.**

At the Meeting, the Board will consider and authorize appropriate action on the following:

1. **Public Comment;**
2. **Approval of prior Board meeting minutes;**
3. **General Business:**
  - A. Security Report;
  - B. Landscape maintenance matters;
  - C. Administration Building matters;
4. **Tax Assessor/Collectors Report:**
  - A. Status of collections;
  - B. Bills from tax account;
  - C. Delinquent Tax Report;
5. **Bookkeeper's Report:**
  - A. Financial condition of District;
  - B. Bills from various accounts;
  - C. Review Budget for Fiscal Year Ending September 30, 2027;
6. **Operations Report:**
  - A. Termination of service for failure to pay water/sewer charges and customer requests on bills;
  - B. Water conservation matters and repairs to water lines;
  - C. Inflow/infiltration matters and repairs to wastewater lines;
  - D. Wastewater Treatment Plant and lift station performance, repairs and maintenance;
  - E. Water Plants performance, repairs and maintenance, including repairs to water wells;
  - F. Conduct Quarterly status of high usage meter replacement program (AA);
7. **Engineer's Report, including pay estimates, change orders, time extensions and Consents to Encroachment, as necessary:**
  - A. **Water System Projects:**
    - Shasla Joint Water Well
    - Waterline Loop from Hannover Village to Holzwarth Road
    - NHCRWA – Surface Water
    - Water Plant No. 1 Rehab, including rehabilitation to water well 1, ground storage tanks, and hydropneumatics tanks
  - B. **Wastewater System Projects:**
    - WWTP – Headworks Improvements
    - WWTP – Replacement of MCC
    - WWTP – Pavement Additions
    - WWTP – Clarifier Wall Repairs
    - Sanitary Sewer Cleaning and Televising
  - C. **Stormwater System Projects:**

- Stormwater Detention Basin Maintenance
  - Stormwater – Covington Bridge and Meadowhill Run Detention Basins
  - Stormwater – Hannover Village and Spring Landing Detention Rehabilitation
  - Spring West MUD – Sanitary FM through District Portion of Hannover Detention Pond
  - Spring West MUD – Expansion of Hannover Detention Pond
- D. **Residential and Commercial Development Projects in District:**
- Kenroc Development
  - Urban Moment – Proposed 265 Units Class A Project on Med Dev/Pisula Tract
  - Wells Stone Development
  - Artisan American Corporation: Medical Office Buildings at 2722 FM 2920
  - Othera LLC: Medical Office Buildings at 3140 FM 2920
  - Lindsey Tract: Office Warehouses and Storage Facility
  - Territory at Spring Stuebner
- E. **Proposed or Potential Annexation Tracts or Out of District Service Tracts:**
- KPS Land Investment & Saddle River Holdings Annexation
  - Keeton Contract Services
  - Annexation Inquiries
- F. **General District Matters:**
- Summary of Water and Sewer Connections
  - Development of GIS Water, Sanitary Sewer and Storm Sewer Map
  - Bond Application No. 21
- G. **Ongoing Renewals:**
- Storm Water Quality Master Permit
  - WWTP: TCEQ TPDES Permit Renewal
  - Plant Inspections
  - Annual Detention Facilities Tour
  - Lift Station Inspections
8. **Attorney's Report:**
- A. Correspondence regarding Northwest Harris County MUD No. 28;
  - B. Amendment to Rate Order due to Security and Trash rates;
  - C. Security Contract with the Constable's Office;
  - D. Review Insurance Renewal Package;
  - E. Amendment to JFL Agreement;
9. **Executive Session, as necessary:**  
Pursuant to Chapter 551 of the Texas Government Code, Subchapter D of the Open Meetings Act, discuss matters relating to attorney-client privilege and/or real estate matters, respectively;
10. Reconvene in Open Session; and
11. Vote on matters considered in Executive Session, if any.



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**MEADOWHILL MUNICIPAL UTILITY DISTRICT  
PROPOSED BUDGET**

**For Year Ending SEPTEMBER 30, 2027**

|                                | <b>Budget<br/>9/30/2026</b> | <b>Budget<br/>9 months</b> | <b>Actual<br/>9 months</b> | <b>Projected<br/>9/30/2026</b> | <b>PROPOSED<br/>9/30/2027</b> |
|--------------------------------|-----------------------------|----------------------------|----------------------------|--------------------------------|-------------------------------|
| <b>INCOME:</b>                 |                             |                            |                            |                                |                               |
| Water Revenue                  | 1,000,000                   | 750,000                    | 739,779                    | 986,373                        | 1,000,000                     |
| Sewer Revenue                  | 1,300,000                   | 975,000                    | 833,113                    | 1,110,817                      | 1,300,000                     |
| Penalties & Interest           | 70,000                      | 52,500                     | 39,127                     | 52,170                         | 70,000                        |
| Tap Connection/Inspection Fees | 400,000                     | 300,000                    | 42,285                     | 56,380                         | 400,000                       |
| Maintenance Tax                | 3,200,000                   | 2,400,000                  | 2,742,385                  | <b>2,742,385</b>               | 3,200,000                     |
| Reconnection Fees              | 3,000                       | 2,250                      | 6,250                      | 8,333                          | 3,000                         |
| Interest Earned                | 500,000                     | 375,000                    | 340,996                    | 454,661                        | 500,000                       |
| Miscellaneous Income           | 0.00                        | 0.00                       | 0.00                       | 0.00                           | 0.00                          |
| NHCRWA Cap. Refund             | 101,700                     | 76,275                     | 42,365                     | 56,487                         | 101,700                       |
| NHCRWA                         | 1,000,000                   | 750,000                    | 552,986                    | 737,314                        | 1,000,000                     |
| NHCRWA Income Fr NW 28         | 200,000                     | 150,000                    | 119,995                    | 159,994                        | 200,000                       |
| NW 28 Lift Station Billings    | 40,000                      | 30,000                     | 25,560                     | 34,080                         | 40,000                        |
| Total Income                   | 7,814,700                   | 5,861,025                  | 5,484,841                  | 6,398,992                      | 7,814,700                     |
| <b>EXPENSES:</b>               |                             |                            |                            |                                |                               |
| Reconnection Expense           | 6,000                       | 4,500                      | 3,050                      | 4,067                          | 6,000                         |
| Purchase Sewer Service         | 800,000                     | 600,000                    | 487,603                    | 650,137                        | 800,000                       |
| Purchase Water Service         | 466,268                     | 349,701                    | 398,098                    | 530,797                        | 466,268                       |
| Tap Connection Expense         | 130,000                     | 97,500                     | 0                          | 0                              | 130,000                       |
| Inspection Fee                 | 9,000                       | 6,750                      | 4,627                      | 6,169                          | 9,000                         |
| Directors Fees                 | 36,000                      | 27,000                     | 18,400                     | 24,533                         | 36,000                        |
| Payroll Taxes                  | 2,000                       | 1,500                      | 3,197                      | 4,262                          | 2,000                         |
| Legal Fees                     | 200,000                     | 150,000                    | 95,466                     | 127,288                        | 200,000                       |
| Auditing fees                  | 19,000                      | 16,000                     | 16,000                     | <b>16,000</b>                  | 19,000                        |
| Secretary / Minutes Expense    | 3,000                       | 2,250                      | 45                         | 45                             | 3,000                         |
| Engineering                    | 120,000                     | 90,000                     | 101,699                    | 135,599                        | 120,000                       |
| Lab                            | 7,500                       | 5,625                      | 440                        | 587                            | 7,500                         |
| Election Expense               | 25000.00                    | 18750.00                   | 1660.00                    | 2213.33                        | <b>25,000</b>                 |
| Operator                       | 100,000                     | 75,000                     | 68,810                     | 91,747                         | 100,000                       |
| Bookkeeping                    | 35,000                      | 26,250                     | 21,775                     | 29,033                         | 35,000                        |
| Rep. & Maint.                  | 340,000                     | 255,000                    | 358,266                    | 477,688                        | 340,000                       |
| WP 2 & 3 EXPENSES              | 200,000                     | 150,000                    | 91,929                     | 122,572                        | 200,000                       |
| STRIPES LIFT STATION (Sh W/28) | 50,000                      | 37,500                     | 20,214                     | 26,952                         | 50,000                        |
| Publication Legal Notices      | 5000.00                     | 3750.00                    | 0.00                       | 0.00                           | <b>5,000</b>                  |
| Office Expense                 | 118,000                     | 88,500                     | 57,770                     | 77,026                         | 118,000                       |
| Chemicals                      | 50,000                      | 37,500                     | 27,555                     | 36,740                         | 50,000                        |
| Utilities                      | 20,000                      | 15,000                     | 17,598                     | 23,464                         | 20,000                        |
| Insurance & Bonds              | 47,283                      | 35,463                     | 0                          | <b>21,657</b>                  | 47,283                        |
| Travel Expense                 | 18,000                      | 13,500                     | 4,070                      | <b>4,070</b>                   | 18,000                        |
| Membership Fees                | 775                         | 581                        | 0.00                       | <b>0.00</b>                    | 775                           |
| Permit Fees/W&S Assessment     | 15,000                      | 11,250                     | 23,986                     | 23,986                         | 15,000                        |
| Garbage Collection             | 576,000                     | 432,000                    | 345,961                    | 461,281                        | 576,000                       |
| Miscellaneous Expense          | 5,000                       | 3,750                      | 2,199                      | 2,932                          | 5,000                         |
| Administration Building        | 15,000                      | 11,250                     | 4,018                      | 5,357                          | 15,000                        |
| Detention Pond Maint.          | 110,000                     | 82,500                     | 65,576                     | 87,434                         | 110,000                       |
| NHCRWA Expense                 | 950,000                     | 712,500                    | 555,038                    | 740,051                        | 950,000                       |
| Security Expense               | 480,000                     | 360,000                    | 290,367                    | 387,156                        | <b>480,000</b>                |
| Total Expense                  | 4,958,826                   | 3,720,870                  | 3,085,415                  | 4,120,843                      | 4,958,826                     |
| SURPLUS (DEFICIT)              | 2,855,874                   | 2,140,155                  | 2,399,426                  | 2,278,149                      | 2,855,874                     |

**TAXPAYER IMPACT STATEMENT**  
**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT**

|                                                                                 | Current Budget<br>Fiscal Year Ending<br>September 30, 2026 | Proposed Budget<br>Fiscal Year Ending<br>September 30, 2027 | No-New-Revenue Tax<br>Rate Budget*** |
|---------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------|
| Estimated District Operations and<br>Maintenance Tax Bill on Average Homestead* | \$672.39                                                   | \$672.39                                                    | \$672.39                             |

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.316 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.