

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

August 12, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 142 (the "District") met in regular session, open to the public, on the 12th day of August, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the duly appointed members of the Board:

Cody Carden	President
Fritz Fowler	Vice President
David J. Patrick	Secretary
Eduardo Rodríguez	Director
Cameron Feehan	Director

and all of the above were present except Director Rodríguez, thus constituting a quorum.

Also present at the meeting in person were: Connor Roderick, a member of the public; Roshell Arterburn of District Data Services, Inc.; Spencer Day and Stephen Johnson of Masterson Advisors; Debbie Arellano of Bob Leared Interests; and Hannah Bradley and Carli Trojcek of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Bradley offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, Ms. Bradley moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the July 9, 2026, regular meeting. Following review and discussion, Director Fowler moved to approve the minutes of the July 9, 2026, regular meeting minutes, as presented. Director Patrick seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn presented and reviewed the bookkeeping report, including the list of checks for the Board's approval. A copy of the bookkeeping report is attached.

Following review and discussion, Director Carden moved to approve the bookkeeper's report; and payment of the bills, as presented. Director Feehan seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's report for the month of July, a copy of which is attached. She reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous months.

Following review and discussion, Director Patrick moved to: (1) approve the tax assessor/collector's report; and (2) approve the payment of the checks drawn on the District's tax account, as presented. Director Carden seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Day distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.70 per \$100 of assessed valuation, based on the District's initial 2026 certified value of \$122,170,522 plus \$9,189,696 of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Day discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Carden moved to: (1) set the public hearing date for September 9, 2026; and (2) authorize the tax assessor/collector to publish notice in the *Houston Business Journal* of the District's meeting on September 9, 2026, to set the proposed 2026 total tax rate of \$1.00 per \$100 of assessed valuation, with \$0.70 allocated for debt service on water, sewer, and drainage bonds, and \$0.30 allocated for operations and maintenance. Director Fowler seconded the motion, which passed unanimously.

ENGINEERING MATTERS

There was no discussion on this agenda item.

ANNEXATION MATTERS

Ms. Bradley updated the Board on the annexation matters within the District.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

Ms. Bradley presented and reviewed a second amendment the Service Agreement with Stuckey's, LLC (the "Second Amendment"). She stated that the automatic six-month termination provision from the previous amendment was removed.

Following review and discussion, Director Carden moved to adopt the Second Amendment, and direct that the amendment be filed appropriately and retained in the District's official records. Director Patrick seconded the motion which passed unanimously.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

NEXT MEETING DATE

The Board concurred to meet on September 9, 2026, subject to any outstanding District matters that need to be addressed prior.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.




Secretary, Board of Directors

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