

MASON CREEK UTILITY DISTRICT

847 DOMINION DR., KATY, TEXAS 77450

MINUTES

Meeting of the Board of Directors

The Board of Directors (“Board”) of Mason Creek Utility District of Harris County, Texas (“District”) convened in a **regular meeting** at 847 Dominion Dr., Katy, Texas 77450, on **February 11th, 2026**, at **6:30 P.M.** The duly elected members of the Board of Directors were:

Brian C. Connolly	President
James K. Nordhaus	Vice President
Fredrick J. Castellano	Secretary/Treasurer
Joe M. Adams	Assistant Secretary/Treasurer
John H. Cameron	Director

and all the members were present, thus constituting a quorum. Also present were James L. Dougherty, Jr., attorney for the District; Lina Loaiza of BLICO, Inc., the District’s tax assessor-collector; Bill Blicht of Blicht Associates, Inc.; Derek Davenport of McClennan and Associates; Ben Scogin and Chloe Herrera of Venturi Engineers LLC; and Susan Saccomen, Kasey Lorraine, Samantha Saccomen and Jamie Parrott of the District’s staff. The meeting was called to order and in accordance with notice posted pursuant to law, the following business was transacted:

Notices & Minutes. Ms. Susan Saccomen reported that the notice of the meeting had been posted as required by the Texas Open Meetings Act. Director Nordhaus moved to approve meeting minutes for the regular meeting on January 14th, 2025. Director Cameron seconded, and the motion passed.

Delinquencies, Etc. Ms. Lorraine presented a list of delinquent accounts proposed for service discontinuation (for which notices, including an opportunity to be heard, had been sent). President Connolly provided an opportunity for anyone to be heard regarding the delinquencies or discontinuations. After it appeared that no one wanted to be heard, Director Cameron made a motion to: (i) find and determine that the amount shown on the list for each account was correct and delinquent, and (ii) authorize discontinuation of utility service for those accounts, unless a payment arrangement was agreed upon before discontinuation of service, in accordance with the District’s standard operating procedures. The motion was seconded by Director Nordhaus and carried out by a unanimous vote.

Bookkeeping, Etc. Mr. Davenport presented the bookkeeper’s report including the cash disbursement report for January 15th, 2026, through February 11th, 2026. He also presented the investment report for the period ending February 28th, 2026. Director Castellano moved to accept the investment report, as presented, and to order that a written instrument be adopted, as shown in the report, stating that the Board reviewed the District’s investment policy and investment strategies and decided to make no changes to them. Director Cameron seconded. The motion passed unanimously. After discussion, Director Cameron moved to accept the bookkeeper’s report as presented. Director Adams seconded, and all voted in favor of the motion.

Bills, Etc. Director Adams moved to accept the bills as presented (and authorize the checks that had been prepared to pay them). Director Cameron seconded. The motion was carried by a unanimous vote.

Taxes. Ms. Loaiza gave the Tax Assessor-Collector report indicating that the total taxes collected through January were \$3,071,846.61, leaving total taxes receivable on January 31st, 2026, at \$377,522.05. The reported percentage of collection of TY 2025 taxes was 90.98%. Reported receipts of TY 2025 taxes during January were \$2,209,003.23. Checks were presented in the total amount of \$653,541.93. Director Cameron moved to accept the Tax Assessor-Collector’s report as presented (and authorize the checks presented). Director Castellano seconded, and all voted in favor of the motion.

Mr. Blicht presented a homestead exemption study and reviewed the current exemptions (homestead, over-65 and disabled) with the Board. He recommended no changes.

Mr. Dougherty presented a “RESOLUTION EXTENDING CONTRACT FOR TAX ASSESSOR/COLLECTOR.” A motion was made and seconded to adopt the measure. After due discussion, the question was called, and the motion, carrying with it the adoption of the measure, was adopted, and carried by the following vote:

Ayes: Directors Connolly, Castellano, Nordhaus, Cameron, and Adams

Nays: None

Absent: None

Mr. Dougherty presented a “RESOLUTION GRANTING AND CONFIRMING EXEMPTIONS FROM AD VALOREM TAXATION.” The measure included a \$50,000 exemption of the appraised value of the residence homestead of each individual who is 65 or older and other exemptions. A motion was made and seconded to adopt the measure. After due discussion, the question was called, and the motion, carrying with it the adoption of the measure, was adopted, and carried by the following vote:

Ayes: Directors Connolly, Castellano, Nordhaus, Cameron, and Adams

Nays: None

Absent: None

Mr. Dougherty also presented a “RESOLUTION EXTENDING CONTRACT FOR COLLECTION OF DELINQUENT TAXES.” A motion was made and seconded to adopt the measure. After due discussion, the question was called, and the motion, carrying with it the adoption of the measure, was adopted, and carried by the following vote:

Ayes: Directors Connolly, Castellano, Nordhaus, Cameron, and Adams

Nays: None

Absent: None

Mr. Dougherty also presented a “RESOLUTION ADOPTING ADDITIONAL PENALTY FOR TAX COLLECTION COSTS.” A motion was made and seconded to adopt the measure. After due discussion, the question was called, and the motion, carrying with it the adoption of the measure, was adopted, and carried by the following vote:

Ayes: Directors Connolly, Castellano, Nordhaus, Cameron, and Adams

Nays: None

Absent: None

Water Supply, Etc. There was no report or action taken.

Engineering, Projects, Etc.

Mr. Scogin informed the Board that the Sections 1 & 3 Sanitary Sewer Rehabilitation project was mostly complete and that the manhole rehabilitation and site restoration was pending. He recommended approval of Pay Application No. 4 and Change Order No. 1 (in the amount of \$52,447.36, with a 70-day increase in contract time) for the Sections 1 & 3 Sanitary Sewer Rehabilitation project. Director Adams moved to authorize Director Castellano to sign and approve Change Order No. 1. Director Cameron seconded, and all voted in favor of the motion. Director Nordhaus moved to approve the Pay Application in the amount of \$22,668.00. Director Castellano seconded and all voted in favor of the motion.

Mr. Scogin stated that the four bids were received for the Dominion Water Plant Electrical Improvement Project and under review. He mentioned that the recommendation for the award is intended to be made at the March Meeting. He also reported that the Section 1 Waterline Rehabilitation Project was still in the design phase. He explained that the engineers were exploring alternative rehab methods for the AC pipe.

Mr. Scogin reported that the Section 2 Sanitary Sewer Rehabilitation design was nearly complete and was close to being submitted for permit. He informed the Board that an application to TCEQ for approval of the proposed Series 2025 Unlimited Tax Bonds had been submitted in November, and it was under review by a TCEQ representative. He also reported that the engineers had met with the operator and were finalizing the design for the Castle Bend and Laurel Lock waterline repair project to submit to Harris County.

Mr. Scogin reported that there was no update on the Taylor High School plat discussion or the Kingsland Baptist Church utility easement.

Mr. Scogin and Mr. Parrott described some work that had started on the site for the Mason Gardens development on Shillington. Mr. Scogin mentioned that Mr. de Leon had made an inquiry about it, and just that afternoon, some plans had come in, but Mr. de Leon did not get the chance to look at them before the meeting. Mr. Parrott said the plans were completely different from the original plans, and they indicated that a master meter would be used to serve the entire development. Mr. Dougherty said that the last utility letter for the development (which provided for getting water and sewer connections established for the development) had expired. He also stated that if a master meter is requested for the entire development, there would need to be a wholesale service agreement, according to the Rate Order. The President asked that a letter be sent to the owner to confirm the expiration of the utility letter and the other issues mentioned. Mr. Dougherty and Mr. de Leon said they would work together to prepare for it.

Director Cameron moved to (i) approve the engineering report as presented and (ii) the annual work order as presented. Director Castellano seconded, and the motion carried unanimously.

Energy & Streetlights. Director Cameron presented the P3 report. He mentioned that data centers were the primary electricity users, but they are planning on using natural gas to bring down costs and emissions. Mr. Dougherty and Director Cameron said they had heard about a program for reduced rates for big users that can limit their electricity usage during peak times. They said they had asked P3 for an analysis to see if the District qualifies. Director Cameron also mentioned that, while he was at the AWBD conference, he learned that other districts required speakers at the monthly meetings to sign in and limit their speaking time to a specific amount. Mr. Dougherty looked through the Rate Order and determined that it had a provision for individuals to identify themselves and restrict their comments to five minutes.

Multi-Agency Matters. There was no report or action taken.

STP's. Director Nordhaus reported that WMMUD was continuing work on a construction project. He explained that, due to aging infrastructure, the Board should expect to see bills for projects coming in.

Recreational Facilities, Etc. Ms. Samantha Saccomen provided verbal report on rentals at the Community Center. Ms. Susan Saccomen presented a quote from the Sweetwater Pools company showing an increase of 1.5% from the previous year, with a recommendation to approve the date for the annual Open House. After discussion, Director Cameron moved to approve the date of Saturday, May 2nd, 2026, for the Open House, also to approve four movie nights, purchasing towels, and booking a DJ again for the Open House. Director Nordhaus seconded, and all voted in favor of the motion.

Mr. Dougherty recommended the Board pass a motion to authorize Mr. Nordhaus to sign off on the changes rate and the schedule under the Sweetwater Pools contract. After discussion, Director Castellano moved to authorize him to sign off on the new rate and schedule. Director Cemeron seconded and all voted in favor of the motion.

Operations & System Matters, Development, Etc. Mr. Parrott reported that the total water pumped from December 16th through January 15th was 12,050,000 gallons, and consumption was 10,864,906 gallons, indicating a possible loss (or unaccounted-for amount) of 1,185,094 gallons, or 9.83%. Mr. Parrott explained to the Board that much of the water loss was caused by the problem at the Castle Bend and Laurel Lock intersection, where two valves needed to be replaced. (As stated above, the engineers were working on finalizing the design and submitting a permit to Harris County for the project.) Mr. Parrott also mentioned that the parts for the generator unit at the Houghton well were under warranty, but the labor was not. He informed the Board that payment has already been submitted and would inquire about an all-inclusive warranty.

Mr. Parrott recommended the Board pass a motion to grant a bill credit of \$20 to each customer on the “A” and “B” water testing lists. After discussion, Director Cameron moved to approve the credit until further notice. Director Adams seconded the motion, and all voted in favor of the motion.

After discussion, Director Cameron moved to approve the operator report. Director Nordhaus seconded, and the motion passed unanimously.

Administrative Matters. Ms. Susan Saccomen presented to the Board the proposed increased annual price for alert services provided by the Aqua Alerts company. After discussion, Director Cameron moved to accept the increased price and pay for annual alerts services. Director Castellano seconded, and all voted in favor of the motion.

Ms. Saccomen presented a written order to call the General Election for May 2, 2026. Mr. Dougherty explained to the Board that Ms. Saccomen will know about applications for places on the ballot by Friday, February 13th, 2026, and four days later, on Tuesday, February 17th, there would be a deadline to file write-in declarations. If the election is uncontested, he said, the Secretary could file a certification to that effect. He recommended that the Board pass a motion authorizing the Secretary to sign the certification after Tuesday, February 17th, 2026, if the election is uncontested. Director Cameron moved to authorize the Secretary to sign and file a “Certification of Unopposed Candidates for Other Political Subdivisions” if the election is uncontested. Director Nordhaus seconded, and all voted in favor of the motion

Next Meeting: Director Cameron moved to approve the regular meeting set for Wednesday, March 11th, 2026, at 6:30 PM at the District’s office. Director Nordhaus seconded, and the motion passed unanimously.

Adjournment. There being no further business to discuss, the meeting was adjourned.

REVIEWED AND APPROVED BY THE BOARD on March 11, 2026.

SIGNED: 