

MINUTES  
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1

February 16, 2026

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 16th day of February, 2026, at the Chelford City Regional Wastewater Treatment Facility, 15027 Alief-Clodine Road, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Deborah B. Cupples	President
Kay Haynie	Vice President
Carol McDonald	Secretary
Mike Alderfer	Assistant Vice President
Carl S. Roecker	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present at the meeting were David Valdez of Storm Water Solutions, LLC; Jenna Craig of Touchstone District Services ("Touchstone"); Mary Ann Mihills of Municipal Accounts & Consulting, L.P. ("MAC"); Carlous Smith of Si Environmental, LLC ("Si"); Cameron Brown of Assessments of the Southwest, Inc. ("ASW"); Jolie Craft of Vogler & Spencer Engineering, Inc. ("Vogler"); and Audrey Briscoe, and Jakayla Canaday of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Cupples offered any members of the public attending the meeting the opportunity to make a public comment. Ms. Briscoe addressed a request from KUO & Associates, a consultant for West Harris County Regional Water Authority, concerning access to maps for a project within the District. She noted that a non-disclosure agreement ("NDA") had been provided to facilitate the sharing of the requested documents. After review and discussion, Director Haynie moved to ratify the NDA, as presented. Director Alderfer seconded the motion, which passed unanimously.

MINUTES

The Board considered approving the minutes of January 5, 2026, regular meeting, January 12, 2026, special meeting, and January 14, 2026, In-District meeting. Director Haynie requested an amendment to the January 14<sup>th</sup> minutes concerning the location of the meter box discussed under the operator reporting, discussion ensued. After review and discussion, Director Roecker moved to approve the minutes, as amended. Director Cupples seconded the motion, which passed unanimously.

## UPDATE ON WEBSITE MATTERS AND AUTHORIZE APPROPRIATE ACTION

Ms. Craig distributed and reviewed the website report, a copy of which is attached. Discussion ensued regarding the number of visitors to the site, website content requirements, and additional communication content to be added to the website, which included articles related to storm drains, water droplets, and spring landscaping. After review and discussion, Director Haynie moved to authorize Touchstone to prepare and publish an article regarding keeping trash and debris out of storm drains and authorize Ms. Craig to coordinate with Director Alderfer between meetings regarding other articles for the District's website. Director Cupples seconded the motion, which passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills distributed and reviewed the bookkeeper's report, including a summary of investments and a list of checks presented for approval, a copy of which is attached.

Ms. Mihills discussed with the Board that the proposed budget for the fiscal year ending March 31, 2026, will be presented in March. Due to changes in the law, draft budgets will no longer be presented a month before the budget is adopted. She requested that the Board and consultants provide any comments to her before the next meeting.

The Board discussed the Association of Water Board Directors winter conference and considered authorizing attendance at the summer conference.

After review and discussion, Director Cupples moved to (1) approve the bookkeeper's report, the summary of investments, and payment of the bills; and (2) authorize attendance of any interested Directors at the summer conference. Director Alderfer seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Brown distributed and reviewed the tax assessor/collector's report, including the delinquent tax roll, a copy of which is attached. He stated that 72.93% of the 2025 taxes had been collected as of January 31, 2026. Following review and discussion, Director Haynie moved to approve the tax assessor/collector's report and payment of the tax bills. Director Alderfer seconded the motion, which passed unanimously.

## RESOLUTION CONCERNING TAX EXEMPTIONS

Ms. Briscoe discussed the District's tax rate exemptions, and the Board considered adopting a Resolution Concerning Exemption from Taxation ("Resolution"). She stated the District currently offers a \$15,000 exemption for individuals who are disabled or 65 years of age or older. After review and discussion, Director Alderfer moved to adopt the

Resolution exempting from ad valorem taxation by the District \$15,000 of the appraised value of residence homesteads of individuals who are disabled or 65 years of age or older and rejecting the general homestead exemption, and directed that the Resolution be filed appropriately and retained in the District's official records. Director Haynie seconded the motion, which passed unanimously.

#### RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Briscoe discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2026 tax year.

Following review and discussion, Director Roecker moved adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed district for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code, and directed that the Resolution be filed appropriately and retained in the District's official records. Director Cupples seconded the motion, which passed unanimously.

#### OPERATION OF DISTRICT FACILITIES

Mr. Smith presented the operator's report, a copy of which is attached. He reviewed general maintenance and repairs that have occurred since the last meeting, along with the Integrated Water System report included in the operator's report. Mr. Smith reported that water accountability for the previous month was 92.45%.

Director Alderfer reported a leak in the median at approximately 15911 Beechnut. The issue appears to be related to either a fire hydrant or a sprinkler system, discussion ensued.

After review and discussion, Director Alderfer moved to approve the operator's report. Director Roecker seconded the motion, which passed unanimously.

#### HEARING ON TERMINATION OF WATER SERVICE

Mr. Smith presented to the Board a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order,

prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for the reason of non-payment. Mr. Smith also requested Board approval to send closed accounts to collections. Following review and discussion, Director Alderfer moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records and send closed customer accounts to collections. Director Roecker seconded the motion, which passed unanimously.

### ENGINEER'S REPORT

Ms. Craft distributed and reviewed the engineer's report, a copy of which is attached. She updated the Board regarding development in the District and reviewed repairs and maintenance of District facilities since the last meeting.

Ms. Craft provided an update to the Board regarding the electrical upgrades to Water Plant Nos. 1 and 2. She reported that Water Plant No. 1 is back online. In addition, Water Plant No. 2 is nearing completion; however, there was an issue with the new booster pump No. 3, which experienced a burnout. The manufacturer has agreed to provide replacements for all three starters. WW Payton has been awarded the contract for the Chloramine Conversion at both plants. The contractor has requested an extension of the substantial completion date to December 31, 2026, due to the current status of the projects. Ms. Craft informed the Board that the water authority has issued a notice indicating that the delivery of surface water is now delayed until mid-2027.

Following review and discussion and based on the engineer's recommendation, Director Haynie moved to: (1) approve the engineer's report; and (2) approve the chloramine conversion completion extension date to December 31, 2026. Director Alderfer seconded the motion, which passed unanimously.

### PHASE II SMALL MS4 GENERAL PERMIT AND STORM MANAGEMENT PLAN

Mr. Valdez updated the Board on the District's Stormwater Management Plan ("SWMP"). He distributed and reviewed the year 1 annual report for the SWMP, and a summary of the training and goals under the SWMP, a copy of which is attached.

Mr. Valdez discussed the training sessions with the Board and other consultants. The topic of the year 1 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Valdez outlined the program elements of the SWMP that deal with these sources.

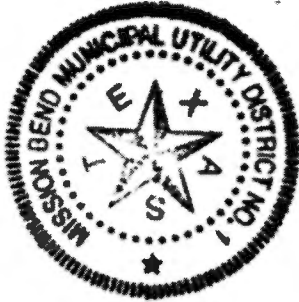
After review and discussion, Director Cupples moved to (1) approve the year 1 annual SWMP report; and (2) approve public education and involvement material, including posting the flyer to the District's website. Director Haynie seconded the

motion, which passed unanimously.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board noted its next regular meeting date will be March 16, 2026, at 6:00 p.m. at the Chelford City Regional Wastewater Treatment Facility.

There being no further business to come before the Board, the meeting was adjourned.



*Carol McDonald*  
Secretary, Board of Directors

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