

## MINUTES OF MEETING OF THE BOARD OF DIRECTORS

August 4, 2025

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §  
MONTGOMERY COUNTY UTILITY DISTRICT NO. 3 §

The Board of Directors (“Board”) of Montgomery County Utility District No. 3 (“District”) met in **special session**, open to the public on **August 4, 2025**, at **2:30 PM** at the offices of Hays Utility North Corporation (the District’s utility operator) at 375 Lake Meadows Drive, Montgomery, Texas 77356 in Montgomery County, Texas, with the members of the Board being:

Doris Hickman, President  
Richard Tibbetts, Vice President  
Janis Boulware, Secretary and Assistant Treasurer  
Matthew Corley, Treasurer  
Judy Robert, Assistant Secretary;

and all members of the Board were present, thus constituting a quorum. Also present were Luke Broseman and Katherine Vu of Ward, Getz & Associates, LLC (“WGA”); Brian Lucas and Philip Wright of Hays Utility North Corporation; and James Dougherty, special counsel to the District. The meeting was called to order, and the following business was transacted, in accordance with the notice attached as *Exhibit A*:

**1. Notices, Minutes, Etc.** The Secretary reported that the notice of the meeting shown in *Exhibit A*, attached, had been posted at the times and places as required by law.

**2. Public comments.** There were no public comments.

**3. Neighborhood update.** There was no neighborhood update.

**4. Engineering matters.** Ms. Vu presented the engineer’s recommendation for award of a contract for the WWTP Lift Station Replacement Project, and she briefed the Board on the qualifications of the low bidder, R+B Group, Inc. The attorney presented a draft resolution to award the contract, subject to approval by the MCUD#4 Board. He reviewed the resolution with the Board. After discussion, Mr. Tibbetts moved to adopt the resolution and award the contract to R+B Group, Inc. on its bid in the amount of \$2,725,217 (based on estimated quantities and unit prices bid, or “GAB”), subject to approval by the Board of MCUD#4. Ms. Robert seconded, and all voted in favor, thus adopting the motion. Mr. Tibbetts also moved to request the bookkeepers to prepare and circulate a draft budget for the WWTP Expenses for 2026 as soon as possible and to attend the Operations Committee meeting set for August 25 to discuss the budget with the Committee. Ms. Robert seconded, and all voted in favor.

**5. Operational Matters.** In connection with “Engineering matters,” there was an update and discussion on the completion of the proposed contract with Aqua Texas, Inc.

**6. Executive sessions(s).** There was no executive session.

**7. Other.** There was no action taken.

The meeting adjourned at approximately 3:20 PM.

These minutes were approved by the Board of Directors on August 19, 2025

SIGNED: Doris Hickman, President, Board of Directors

ATTESTATION & CERTIFICATION: By signing below, the Secretary attests to the signature of the President, above, and certifies that notice of the meeting was posted as required by state law, in the form attached as *Exhibit A*.

*Judy Robert*  
Assistant Secretary, Board of Directors (SEAL)



The seal is circular with a compass rose in the center. The outer ring contains the text "MONTGOMERY COUNTY BOARD OF DIRECTORS" at the top and "ALABAMA" at the bottom. The inner ring contains the text "ATTESTATION" at the top and "CERTIFICATION" at the bottom. A small star is located at the top right of the compass rose.

Exhibit A

DOC# 25-1382

POSTED

07/30/2025 11:01AM

Rosio Munoz

L. BRANDON STEINMANN, COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

**NOTICE OF MEETING  
OF THE BOARD OF DIRECTORS OF  
MONTGOMERY COUNTY UTILITY DISTRICT NO. 3**

In accordance with chapter 551, Texas Government Code and Section 49.063, Texas Water Code, both as amended, take notice that the Board of Directors (Board) of Montgomery County Utility District No. 3 (District) will meet in special session, open to the public, at 2:30 PM on August 4, 2025 at the offices of Hays Utility North Corporation (the District's utility operator) at 375 Lake Meadows Dr., Montgomery, Texas 77356, in Montgomery County, Texas. The subject of the meeting includes these items:

1. **Notices, Minutes.** Notices; minutes of current and prior meetings, including amended minutes; related matters.
2. **Public comments.**
3. **Neighborhood matters**, including: rain events, high water, and drainage; Montgomery County Utility District No. 4 (UD4); projects, facilities, easements, consolidation, services, etc. (including WWTP, water, sewer, solid waste); April Sound POA, claims relating to waterline transmission project (Faith Utilities), etc.
4. **Engineering matters.** Receive, discuss, consider and act upon reports, studies, facilities, and projects, also: (i) wastewater system, including wastewater treatment plant (WWTP), improvements, lift station (*including WWTP lift station replacement project and the apparent low bid submitted by R+B Group, Inc. and another bid, also award of contract*), site, permits, easements (including grant of easement on WWTP site to Aqua Texas, Inc etc.); collection system and flow reduction; operations committee issues; engineering; other professional services; construction and rehabilitation projects; capacity and permit increases; repairs; shared costs; agreements (including agreements with Aqua Texas, Inc., UD4, City of Conroe, etc.); enforcement; temporary and wholesale services; fees and contract payments; etc.; (ii) drainage, including golf course, improvements, District-owned lot at 114 April Wind North and related drainage facilities, and other properties and projects; (iii) water system, including water production, transmission and distribution; wholesale services; Catahoula-aquifer wells and cooling/aeration; elevated storage; pressure maintenance; system modeling; interconnections; (iv) UD3-UD4 joint system matters, including water and sewer facilities and contracts, WWTP and other jointly-used facilities, ownership, title, payments, wholesale rates, amendments, negotiations, measuring equipment, shared costs, legal advice, adjudication; etc.; (v) Lone Star Groundwater Conservation District and San Jacinto River Authority issues and rules, regulations, contracts, permits, credits, authorizations, transfers, transactions, plans, etc.; (vi) easements, rights of way, other facilities, and other projects (including waterline and sewer rehabilitation); (vii) engineering services agreements, etc.; and (viii) related matters, including bids, awards, revocations, insurance, contracts, etc.
5. **Operational matters.** Receive, discuss and act upon operation report, also: customer matters; repairs; maintenance; drainage; other projects; claims; easements; encroachments; water audits/conservation; drought; utility services; golf course; policies; rates; charges (including increases); rate order; consumer confidence report; PFAS class action litigation; and related matters.  
—Public hearing on delinquencies; discuss and act on delinquencies, including service terminations.
6. **Executive sessions(s)** under Sections 551.071-551.084, Texas Government Code regarding subjects on this agenda.  
—Action on items discussed in executive session.
7. **Other:** (i) inquiries, (ii) future meetings and agenda items, and (iii) related matters.

**IMPORTANT:** (1) Each item listed above includes discussion, consideration, action, etc. (2) Items may be taken up in the order listed or otherwise and may be taken up more than once during the meeting. (3) If a quorum is not present, directors present may form an ad hoc committee to discuss, consider and act upon the subjects listed. (4) If the Board determines that any closed or executive session is required or should be held, such session(s) will be held by the Board at the date, hour, and place given in this Notice, if permitted under Sections 551.071-551.084, Texas Gov't Code (including, but not limited to, Sec. 551.071 for private consultation with the Board's attorney). (5) IF YOU HAVE A DISABILITY REQUIRING SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE DISTRICT'S ATTORNEY AT 713-880-8306 BEFORE THE MEETING. REASONABLE ACCOMMODATIONS WILL BE MADE FOR YOUR PARTICIPATION IN THE MEETING.

**NOTICE (Meeting Place):** After at least 50 qualified electors are residing in the District, on written request of at least five of these electors, the District's Board shall designate a meeting place and hold meetings within the District. If no suitable meeting place exists within the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. On the failure of the Board, after such a request is made, to designate the location of the meeting place within the District or not further than 10 miles from the boundary of the District, five electors may petition the Texas Commission on Environmental Quality to designate a location. If it determines that the meeting place used by the District deprives the residents of a reasonable opportunity to attend District meetings, the Commission shall designate a meeting place inside or outside the District which is reasonably available to the public and require that the meetings be held at such place.

Signed: Joe Bodine, Secretary, Montgomery County Utility District No. 3.

Date: 7/30/2025

