

MINUTES
NOTTINGHAM COUNTRY MUNICIPAL UTILITY DISTRICT

October 20, 2025

The Board of Directors (the “Board”) of Nottingham Country Municipal Utility District (the “District”) met in regular session, open to the public, on the 20th day of October, 2025, at the offices of Allen Boone Humphries Robinson LLP (“ABHR”), 3200 Southwest Freeway, Suite 2400, Navasota Room, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Vaughan Brown	President
Alan Wiggins	Vice President
Stan Motyka	Secretary
Wade K. Skelton	Assistant Vice President
Adriana B. Diesen	Assistant Secretary

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

Also attending the meeting were Kayla Crigger of Municipal Accounts & Consulting, L.P.; Kelly Jurecek of Tax Tech, Inc.; Chris Wilson and Jarryd Mayfield of Si Environmental, LLC (“Si Enviro”); Vernon Webb of IDS Engineering Group (“IDS”); Jacob Van Sant of Van Sant Landscape Management (“VSLM”); Stephanie Lee of KGA DeForest Design, LLC (“KGA”); and Kelly Hanen and Justine M. Cherne of ABHR.

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the District’s regular meeting held on September 15, 2025, and special meeting held on September 29, 2025. Director Brown noted a correction to the minutes of the special meeting held on September 29, 2025. Following review and discussion, Director Skelton moved to approve the minutes of the regular meeting held on September 15, 2025, as submitted, and the special meeting held on September 29, 2025, as revised. Director Motyka seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

The Board concurred to defer this matter.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Crigger presented the bookkeeper's report, including a list of checks presented for approval, a budget comparison, a schedule of investments, and a cash flow forecast. A copy of the bookkeeper's report is attached. In response to Board inquiry, Ms. Crigger stated that the average homestead values included in the bookkeeper's report would be updated to 2024 values. After review and discussion, Director Wiggins moved to approve the bookkeeper's report and authorize payment of the bills. Director Diesen seconded the motion, which passed unanimously.

EVO REPORT

Discussion ensued regarding the previously reviewed EVO District Snapshot report and whether to post portions of the report on the District's website. Following discussion, Director Diesen moved to post the entire EVO District Snapshot report on the District's website. Director Motyka seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Jurecek presented the September 2025 tax assessor/collector's report, including a list of checks presented for approval. A copy of the tax assessor/collector's report is attached. Ms. Jurecek reported that 99.37% of the District's 2024 taxes had been collected as of the prior month. After review and discussion, Director Motyka moved to approve the tax assessor/collector's report and authorize payment of the checks drawn on the District's tax account. Director Skelton seconded the motion, which passed unanimously.

ADOPT 2025 TAX RATE

Ms. Jurecek stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.2499.

Director Brown opened the public hearing. There being no comments from the public, Director Brown closed the public hearing.

The Board reviewed an Order Levying Taxes reflecting the proposed 2025 tax rate. The Board then reviewed an Amendment to Information Form reflecting the tax rate for filing with the Texas Commission on Environmental Quality and recording in the Official Public Records of Harris County.

After review and discussion, Director Skelton moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.2499 per \$100 of assessed valuation allocated for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the order and amendment be filed appropriately

and retained in the District's official records. Director Diesen seconded the motion, which passed unanimously.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") PROPOSED AMENDMENTS TO BYLAWS AND DESIGNATE VOTING REPRESENTATIVE

The Board reviewed AWBD's proposed amendments to its Bylaws. Following review and discussion, the Board concurred to authorize ABHR to notify AWBD that Director Wiggins is the District's designated voting representative.

OPERATION OF DISTRICT FACILITIES AND CUSTOMER CORRESPONDENCE

Mr. Mayfield reviewed the operations report, a copy of which is attached. Mr. Mayfield generally reviewed operations and maintenance for the month, including a collections report, and responded to inquiries. He reported 94.83% water accountability for the prior month. He additionally reported that there were no violations at the wastewater treatment plant and no new commercial connections. Discussion ensued regarding a sprinkler in a median located on Cobble Springs Road that began leaking water in July 2025. Following discussion, the Board directed ABHR to contact Crest Management Company, the management company for Nottingham Country Fund Inc., to request repair of the leak. The Board additionally requested that future monthly operator's reports contain detailed service charges. Following review and discussion, Director Skelton moved to approve the operator's report. Director Wiggins seconded the motion, which passed unanimously.

CONDUCT HEARING ON TERMINATION OF SERVICE

Mr. Mayfield presented to the Board a list of delinquent customers and reported that 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 their bills and to show why utility services should not be terminated for reason of non-payment. After review and discussion, Director Skelton moved to terminate services for the customers on the list 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. Director Wiggins seconded the motion, which passed unanimously.

FIRST AMENDMENT TO PROFESSIONAL SERVICE CONTRACT WITH SI ENVIRO

The Board discussed a proposed First Amendment to Professional Service Contract with Si Enviro. Mr. Wilson presented charts of the automatic Consumer Price Index rate adjustments implemented per the current Professional Service Contract and responded to Board inquiries. Discussion ensued regarding ensuring the provisions of the proposed amendment clarify that the markup fees do not apply to subcontractors and

the Board must be notified prior to any rate adjustments. Following review and discussion, Director Wiggins moved to approve the First Amendment to Professional Service Contract with Si Enviro, subject to finalization. Director Diesen seconded the motion, which passed 4 to 1, with Director Motyka opposed.

ENGINEERING MATTERS AND CAPITAL IMPROVEMENT PROJECTS

Mr. Webb reviewed the engineer's report, a copy of which is attached.

WASTEWATER TREATMENT PLANT ("WWTP") IMPROVEMENTS

Mr. Webb reported on the status of construction of WWTP Improvements, including driveway improvements. He stated that the contract is 11% complete with 39% of expended time. Mr. Webb presented and recommended approval of Pay Estimate No. 1 submitted by MACYAS Construction and Utilities LLC in the amount of \$47,070.00. Following discussion, Directors Skelton and Diesen requested that Mr. Webb coordinate their visit to the project site.

SANITARY SEWER REHABILITATION PROGRAM

Mr. Webb reported that the design plans for the District's large diameter sanitary sewer rehabilitation projects have been approved by the required agencies.

WATER PLANT VALVE REPLACEMENT PROJECT

Mr. Webb reviewed the plans and specifications and requested the Board authorize him to advertise for bids for the construction of the District's Water Plant Valve Replacement Project.

DISTRICT CAPITAL IMPROVEMENT PLAN BUDGET

Mr. Webb noted that an updated District Capital Improvement Plan Budget was presented at the Board's regular June meeting.

GEOGRAPHIC INFORMATION SYSTEM

Mr. Webb had no updates regarding this matter.

PROPOSALS FOR REHABILITATION OF DISTRICT FACILITIES AND ENGINEERING WORK, INCLUDING WATER TANK INSPECTION

Mr. Webb reported that interior water tank inspections are anticipated to be completed in either the fourth quarter of 2025 or the first quarter of 2026.

DEVELOPMENT IN THE DISTRICT

Mr. Webb had no updates regarding this matter.

DEEDS, EASEMENTS, CONSENTS TO ENCROACHMENTS, REQUESTS FOR SERVICE OR UTILITY COMMITMENT LETTERS

There was no discussion regarding this matter.

UPDATE ON FACILITY ASSESSMENT TO EVALUATE IMPLEMENTATION OF FLOOD MITIGATION MEASURES, INCLUDING WELL NOS. 2 AND 3 IMPROVEMENTS AND FLOOD MITIGATION PROJECT ("WELL NOS. 2 AND 3 PROJECT")

Mr. Webb reported that construction for the District's Well Nos. 2 and 3 Project is complete and submission of the final pay estimate is pending. Mr. Webb reviewed and recommended approval of Change Order No. 4 to the contract with W.W. Payton Corporation for construction for the District's Well Nos. 2 and 3 Project to decrease the contract in the amount of \$3,000.00. The Board determined that Change Order No. 4 is beneficial to the District.

HARRIS COUNTY PRECINCT NO. 4 ROADWAY IMPROVEMENT PROJECT

Mr. Webb reminded the Board that Harris County anticipates beginning construction of the turn lane for Harris County's Roadway Improvements Project soon. He reported that construction of the project to line the District's sanitary sewer line located under Harris County's proposed pavement and remove a sanitary sewer manhole pursuant to the District's contract with Texas Pride Utilities, LLC is complete and submission of the final pay estimate is pending.

SCADA CYBER SECURITY AND SECURITY MONITORING EQUIPMENT

Mr. Webb reminded the Board that Director Motyka was designated to approve additional system control panel updates for water plant no. 1 to increase control system power redundancy in an amount not to exceed \$10,000.00. Mr. Webb reviewed a proposal submitted by Baird Gilroy & Dixon, LLC ("BGD") for the recommended upgrades in the amount of \$8,200.00 and an additional \$1,200.00 for the optional Uninterruptible Power Supply replacement. Director Motyka reported that he continues to coordinate with IDS and BGD to finalize the proposal.

Mr. Webb reported that security and surveillance system upgrades at well nos. 2 and 3 are on hold pending completion of planned construction projects.

Mr. Webb reported that IDS is updating the District's Emergency Preparedness Plan for submission to the Texas Commission on Environmental Quality.

Following discussion, Directors Brown and Diesen expressed interest in attending a tour of the District's facilities with the District's engineer.

Following review and discussion, Director Skelton moved to approve the engineer's report and, based on the engineer's recommendations, to: (1) approve Pay Estimate No. 1 for construction of WWTP Improvements, including driveway improvements, submitted by MACYAS Construction and Utilities LLC in the amount of \$47,070.00; (2) approve the plans and specifications and to authorize the engineer to advertise for bids for the construction of the District's Water Plant Valve Replacement Project; and (3) approve Change Order No. 4 in the amount of \$3,000.00 as a decrease to the contract with W.W. Payton Corporation for construction of the Well Nos. 2 and 3 Project, based upon the Board's finding that the change order is beneficial to the District and the engineer's recommendation. Director Motyka seconded the motion, which passed unanimously.

THE GREENBELT PARKS

LANDSCAPE MAINTENANCE REPORT AND PROPOSALS FOR ADDITIONAL PARK MAINTENANCE

Mr. Van Sant presented a Park Maintenance Report, a copy of which is attached. Discussion ensued regarding a proposal for the installation of a drainage system at nine locations along the park trail in the amount of \$13,720.00. Additional discussion ensued regarding repairing concrete sidewalks and rehabilitating the paths in the Greenbelt Parks. Director Motyka reported that he is coordinating with VSLM to determine the scope of issues for the sidewalks and the paths and to prepare a plan to address them for Board review.

The Board discussed an estimate of the probable cost of replacing the park furniture previously presented by Ms. Lee in the amount of \$130,000.00. Following discussion, Director Wiggins moved to approve the cost estimate. Director Skelton seconded the motion, which failed 2 to 3, with Directors Brown, Motyka, and Diesen opposed. Following additional discussion, the Board requested that Ms. Lee obtain a proposal to replace all the furniture and trash cans in the park. Ms. Lee stated that she will bring a design proposal to the November regular Board meeting. Director Brown additionally requested that linseed oil be applied to the teakwood furniture.

Director Motyka reported on additional maintenance items for the Greenbelt Parks.

PARK USE AGREEMENTS

No Park Use Agreements were presented.

LONG-TERM PARK AND RECREATIONAL FACILITY PLANNING MATTERS

There was no discussion on this agenda item.

LANDSCAPE ARCHITECT'S REPORT

Ms. Lee reviewed the Landscape Architect's report, a copy of which is attached. Ms. Lee reported on the status of the construction of the Playground Amenity Enhancements Project and responded to Board inquiries. She reported that a preconstruction meeting will be held with DL Meacham when the materials are delivered. Director Motyka requested to attend the preconstruction meeting.

Ms. Lee reviewed proposed draft language for a dedication plaque for installation at the playground. Following review and discussion, the Board authorized Ms. Hanen to draft language for the plaque for review. Discussion ensued regarding whether to hold groundbreaking and grand opening ceremonies for the playground project. Following discussion, the Board concurred to hold a grand opening ceremony after completion of the project.

The Board discussed correspondence from a member of the public containing a request to install a mini library in the Greenbelt Park for an Eagle Scout Service Project. Director Motyka recommended that the project replace the current library located at the west side of Cobble Springs Drive.

HARRIS COUNTY PRECINCT NO. 4 PLACES 4 PEOPLE PROGRAM

There was no update on Harris County's project to install sidewalks pursuant to the District's Interlocal Agreement. The Board requested that Ms. Hanen review the agreement to determine the payment provisions and report back.

POWER CONTRACT MATTERS, INCLUDING PUBLIC POWER POOL ("P3") TECHNICAL COMMITTEE AND UPDATE ON CONTRACT

Director Wiggins discussed electricity price trends and P3's new electricity contract with Champion Services, LLC to begin January 1, 2026 and end on December 31, 2028, at a fixed weighted three-year average of \$0.06037 per kilowatt hour. Copies of P3's newsletter and a member representative list were distributed.

EMERGENCY NOTIFICATION SYSTEM MATTERS

There was no discussion on this agenda item.

DISTRICT TECHNOLOGY AND INFORMATION MANAGEMENT MATTERS

There was no discussion on this agenda item.

WEBSITE MATTERS

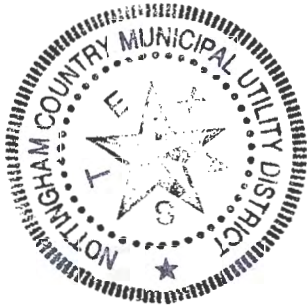
There was no additional discussion on this agenda item.

MEETING PLANNING MATTERS

After discussion, the Board concurred to hold the next regular meeting on November 17, 2025, at ABHR's offices.

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

(SEAL)




Secretary, Board of Directors

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