

MINUTES
NOTTINGHAM COUNTRY MUNICIPAL UTILITY DISTRICT

February 16, 2026

The Board of Directors (the “Board”) of Nottingham Country Municipal Utility District (the “District”) met in regular session, open to the public, on the 16th day of February, 2026, 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 except Directors Wiggins and Motyka, thus constituting a quorum.

Also attending the meeting were Kayla Crigger of Municipal Accounts & Consulting, L.P.; Kelly Jurecek of Tax Tech, Inc.; Jarryd Mayfield of Si Environmental, LLC (“Si Enviro”); Lindsey Whatley of IDS Engineering Group (“IDS”); Jacob Van Sant of Van Sant Landscape Management (“Van Sant”); Jonathan Morin of J.P. Morin Company, LLC (“J.P. Morin”); Stephanie Lee of KGA DeForest Design, LLC (“KGA DeForest”); and Christina Miller and Kathryn Mercado of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the District’s regular meeting held on January 19, 2026. Following review and discussion, Director Skelton moved to approve the minutes, as submitted. Director Diesen seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

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. She requested Board authorization for additional check no. 13555 in the amount of \$146,082.33, payable to DL Meacham. A copy of the bookkeeper's report is attached.

Following review and discussion, Director Diesen moved to: (1) approve the bookkeeper's report; and (2) authorize payment of the bills, including the additional check, as detailed above. Director Skelton seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Jurecek presented the January 2026 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 76.91% of the District's 2025 taxes had been collected as of the prior month. After review and discussion, Director Skelton moved to approve the tax assessor/collector's report and authorize payment of the checks drawn on the District's tax account. Director Diesen seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered establishing the District's tax exemptions for the 2026 tax year. Ms. Miller reviewed the provisions of a proposed Resolution Concerning Exemptions from Taxation which rejects the general homestead exemption, and grants an exemption of \$75,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older. After review and discussion, Director Skelton moved to adopt the Resolution Concerning Exemptions from Taxation as presented and direct that the resolution be filed appropriately and retained in the District's official records. Director Diesen seconded the motion, which passed unanimously.

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Miller 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 Diesen moved to 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 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Skelton seconded the motion, which passed unanimously.

AMENDED AND RESTATED AGREEMENT WITH MUNICIPAL INFORMATION SERVICES

There was no discussion regarding this agenda item.

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 Board inquiries. He reported 95.52% water accountability for the prior month. He additionally reported that there were no violations at the wastewater treatment plant and no new commercial connections. Mr. Mayfield reported that the meter for the delinquent multi-family user account was recovered and payment was remitted.

Director Brown requested information regarding the invoiced amount for diesel at the wastewater treatment plant and water plant. Mr. Mayfield stated that he will investigate and report his findings to the Board at the March meeting.

Following review and discussion, Director Skelton moved to approve the operator's report. Director Diesen 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 Diesen seconded the motion, which passed unanimously.

UPDATE ON RISK AND RESILIENCE FIVE (5) YEAR RE-ASSESSMENT

Mr. Mayfield reported that the Risk and Resilience Five Year Re-Assessment is being prepared and that Si Enviro will provide copies to IDS prior to submission.

ENGINEERING MATTERS AND CAPITAL IMPROVEMENT PROJECTS

Ms. Whatley reviewed the engineer's report, a copy of which is attached.

WASTEWATER TREATMENT PLANT ("WWTP") IMPROVEMENTS

Ms. Whatley reported on the status of construction of WWTP Improvements, including driveway improvements. She stated that the contract is 97% complete with 100% of expended time. Ms. Whatley reviewed and recommended approval of Pay Estimate No. 4 to the contract with MACYAS Construction and Utilities LLC for construction of WWTP Improvements, including driveway improvements, in the amount of \$44,613.00.

SANITARY SEWER REHABILITATION PROGRAM

Ms. Whatley reported that the District's large diameter sanitary sewer rehabilitation projects will begin to advertise soon. She reported that a contractor requested the District complete the competitive seal bidding process for this project. After discussion, the Board denied the request and directed IDS to process with the bidding process as normal.

WATER PLANT VALVE REPLACEMENT PROJECT

Ms. Whatley reported that the plans and contract are complete. She requested Board authorization to advertise the contract.

DISTRICT CAPITAL IMPROVEMENT PLAN BUDGET

Ms. Whatley had no updates regarding this matter.

GEOGRAPHIC INFORMATION SYSTEM

Ms. Whatley had no updates regarding this matter.

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

Ms. Whatley reported on coordination with Si Enviro on a schedule for draining the District's water tanks for planned interior water tank inspections.

DEVELOPMENT IN THE DISTRICT

Ms. Whatley reviewed a site map of the proposed Trinity Housing Development for affordable senior housing.

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

Ms. Whatley reported on recent correspondence received from One Creek West requesting the District's utility capacity availability for approximately 75 connections for the proposed Trinity Housing Development for affordable senior housing. She stated that the District's capacity availability was evaluated to determine whether the proposed development would require additional facilities pursuant to Texas Commission on Environmental Quality requirements. Ms. Whatley stated that it was determined that the existing facilities have capacity to serve the senior living community, but lines would need to be extended to serve the tract. Discussion ensued regarding the available capacity that would remain should the District provide capacity to the proposed Trinity Housing Development for affordable senior housing. The Board requested that a representative from One Creek West attend the March meeting.

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")

Ms. Whatley reported that construction for the District's Well Nos. 2 and 3 Project is complete and submission of the final pay estimate from W.W. Payton is pending.

HARRIS COUNTY PRECINCT NO. 4 ROADWAY IMPROVEMENT PROJECT

Ms. Whatley reported that construction of the turn lane for Harris County's Roadway Improvements Project is anticipated to be constructed from May 2026 to November 2026. She reported that Harris County inspected the District's project to line the District's sanitary sewer line located under Harris County's proposed pavement and remove a sanitary sewer manhole on Thursday, January 15, 2026. Ms. Whatley reviewed and recommended approval of Pay Estimate No. 1 and Final to the contract with Texas Pride Utilities for sanitary sewer rehabilitation under the proposed turn lane, in the amount of \$79,040.00. She reported that Harris County anticipates bidding their intersection projects on February 27, 2026.

SCADA CYBER SECURITY AND SECURITY MONITORING EQUIPMENT

Ms. Whatley reviewed four proposals and an agreement from Today's Integration Inc. for completing the security system upgrades at well nos. 2 and 3, including: (1) water plant no. 2 security services in the amount of \$6,046.82; (2) water plant no. 3 security services in the amount of \$6,031.60; (3) water plant no. 2 surveillance services in the amount of \$11,845.89; (4) water plant no. 3 surveillance services in the amount of \$23,498.28; and (5) additional separate fees for (i) annual

monitoring; and (ii) annual services for each site and each proposal. After discussion, the Board concurred to table further discussion until the March meeting.

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

Following review and discussion, Director Diesen moved to: (1) approve the engineer's report; (2) based on the engineer's recommendation, approve Pay Estimate No. 4 to the contract with MACYAS Construction and Utilities LLC for construction of WWTP Improvements, including driveway improvements, in the amount of \$44,613.00; (3) authorize IDS to advertise the Water Plant Valve Replacement Project; and (4) based on the engineer's recommendation, approve Pay Estimate No. 1 and Final to the contract with Texas Pride Utilities for sanitary sewer rehabilitation under the proposed turn lane, in the amount of \$79,040.00. Director Skelton seconded the motion, which passed unanimously.

HARRIS COUNTY PRECINCT NO. 4 PLACES 4 PEOPLE PROGRAM

Ms. Miller updated the Board regarding the Interlocal Agreement (the "Agreement") for the Greenbelt Park and Trail System Project. She stated that the Agreement requires Harris County to obtain the required easements from the respective homeowners' associations.

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

There was no discussion on this agenda item.

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 discussion on this agenda item.

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. He updated the Board regarding previously approved items.

Mr. Van Sant presented a proposal in the amount of \$3,536.00, submitted by Van Sant, to refresh and enhance the Nottingham Memorial Garden. A copy of the proposal is attached to the Park Maintenance Report. The Board considered revising the proposal to include labor and materials to apply sealant on the teakwood benches, for a total amount not to exceed \$3,836.00. Following discussion, Director Brown approved the proposal in an amount not to exceed \$3,836.00, as revised.

Mr. Van Sant presented a proposal in the amount of \$15,693.00, submitted by Van Sant, to enhance the appearance at the WWTP. A copy of the proposal is attached to the Park Maintenance Report. The Board directed Van Sant to conduct a site visit with Mr. Wheeler of WHCRWA and considered revising the proposal in an amount not to exceed \$20,000.00.

Mr. Van Sant presented a proposal in the amount of \$6,276.88, submitted by Van Sant, for irrigation line repairs at 19800 Almond Park Drive. A copy of the proposal is attached to the Park Maintenance Report.

Following review and discussion, Director Skelton moved to: (1) approve the revised proposal in an amount not to exceed \$20,000.00, submitted by Van Sant, to enhance the appearance at the WWTP; and (2) approve the proposal in the amount of \$6,276.88, submitted by Van Sant, for irrigation line repairs at 19800 Almond Park Drive. Director Diesen seconded the motion, which passed unanimously.

Mr. Van Sant reported that three bids were solicited for the asphalt trail overlay in Greenbelt Park, and that two bids were received. He stated that the two received bids will be presented at the March meeting.

Director Brown requested information regarding the scope of work included in the monthly \$16,000.00 fee for Van Sant, and discussion ensued. Mr. Van Sant reviewed a proposed amended scope of work for the District's Agreement with Van Sant Landscape Management for park maintenance, a copy of which is attached to the report. He reported that prices have not changed in three years. He stated that the proposed amended scope of work mainly covers new assets and a 5.45% annual increase over three years. Following review and discussion, Director Skelton moved to approve the amended scope of work for the

District's Agreement with Van Sant. Director Diesen seconded the motion. The Board directed Van Sant to present an Amended and Restated Agreement at the March meeting.

Mr. Morin discussed the previously presented proposals for grading and drainage repairs for four different areas of the concrete trail in Greenbelt Park.

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 stated that Harris County is unexpectedly requiring the drainage to be upsized for the project and a change order is being prepared. Ms. Lee reported that KGA DeForest is coordinating with Harris County regarding the drainage.

Ms. Lee provided an update on the pavilion and playground amenity enhancements. She reviewed and recommended approval of Pay Estimate No. 2 to the contract with DL Meacham for pavilion and playground amenity enhancements, in the amount of \$146,082.33. Ms. Lee reported that DL Meacham is anticipating construction to begin within a week.

Ms. Lee presented a proposal in the amount of \$5,800.00, submitted by KGA DeForest, for landscape architect fees associated with site furniture replacement at the Joe B. Allen Recreation Area.

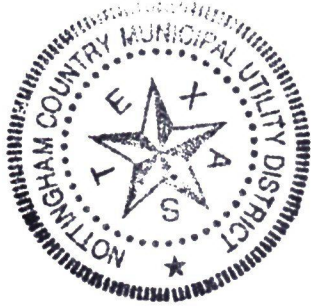
Following review and discussion, Director Skelton moved to: (1) approve the landscape architect's report; (2) based on the landscape architect's recommendation, approve Pay Estimate No. 2 to the contract with DL Meacham for pavilion and playground amenity enhancements, in the amount of \$146,082.33; and (3) approve the proposal in the amount of \$5,800.00, submitted by KGA DeForest, for landscape architect fees associated with site furniture replacement at the Joe B. Allen Recreation Area. Director Diesen seconded the motion, which passed unanimously.

MEETING PLANNING MATTERS

After discussion, the Board concurred to hold its next regular meeting on March 16, 2026, at ABHR.

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

(SEAL)



Stan Motyka
Secretary, Board of Directors

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