

MINUTES
CIMARRON MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY, TEXAS

February 19, 2025

The Board of Directors (the "Board") of Cimarron Municipal Utility District of Harris County, Texas (the "District"), met in regular session, open to the public, on the 19th day of February, 2025, at the regular meeting place outside the boundaries of the District, and the roll was called of the members of the Board:

David F. Jones	President
Gary Russell	Vice President
John Linn	Secretary
David Aitken	Assistant Secretary
Mia Hull	Assistant Vice President

and all the above were present except Director Hull, thus constituting a quorum.

Also present at the meeting were Colette Gracia of McGrath & Co. PLLC ("McGrath"); Deputy Hawn and Deputy Padron of Harris County Sheriff's Office ("HCSO"); Taylor Watson of Municipal Accounts & Consulting, L.P. ("MAC"); Brenda McLaughlin of Bob Leared Interests; Adam Cohen of Robert W. Baird & Co. Incorporated; Erik Spencer of Vogler & Spencer Engineering, Inc. ("VSE"); Michael Murr of Murr Incorporated; Drew Anderson of Storm Waters Solutions, LLC ("SWS"); Jarryd Mayfield of Si Environmental, LLC ("Si"); Greer Pagan and Franky Wallace of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

Director Jones opened the meeting for public comments. There being no member of the public present or requesting to make a public comment, Director Jones moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the January 15, 2025, regular meeting. Following review and discussion, Director Linn moved to approve the minutes of the January 15, 2025, regular meeting, as submitted. Director Aitken seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR ENDING FEBRUARY 28, 2025

Ms. Garcia requested the Board to consider authorizing McGrath to conduct the District's audit for the fiscal year ending February 28, 2025.

Director Russell discussed the audit for West Memorial Municipal Utility District as it relates to the District. He addressed his concerns to the Board. Discussion ensued.

Following review and discussion, Director Russell moved to authorize McGrath to conduct the audit for the fiscal year ending February 28, 2025. Director Aitken seconded the motion, which passed unanimously.

SECURITY MATTERS

Deputy Hawn reviewed the monthly activity report from the Harris County Sheriff's Office, a copy of which is attached. He then discussed District security matters in the District including the storage unit break ins.

REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2014 REFUNDING BONDS

Mr. Pagan presented an Interim Excess Earnings Report prepared by OmniCap Group LLC indicating that the District does not owe any arbitrage rebate or yield reduction payments to the Internal Revenue Service on its Series 2014 Unlimited Tax Bonds.

FINANCIAL AND BOOKKEEPING MATTERS INCLUDING ADOPT BUDGET FOR FISCAL YEAR END FEBRUARY 28, 2026

Mr. Watson reviewed the bookkeeper's report a copy of which is attached, and the Board considered payment of the bills.

Mr. Watson also presented a draft budget for the fiscal year ending February 28, 2026, a copy of which is attached to the bookkeeper's report.

Following review and discussion, Director Russell moved to approve the bookkeeper's report and payment of the bills; and adopt the budget for the fiscal year ending February 28, 2026, as presented. Director Linn seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS CONFERENCES

The Board discussed the Association of Water Board Directors winter conference. The Board then considered authorizing attendance at the summer conference. After discussion, Director Aitken moved to approve reimbursement of all eligible expenses

for Directors who attended the winter conference, which the bookkeeper confirmed were submitted in accordance with the District's guidelines, and to authorize attendance of any interested Directors at the summer conference. Director Jones seconded the motion, which carried unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. McLaughlin reviewed the tax assessor/collector's report, a copy of which is attached, and bills submitted for payment.

Ms. McLaughlin reviewed the status of the outstanding non-taxable user fee payment and the possibility of a future status change for all or a portion of the tract from non-taxable to taxable. Discussion ensued.

Following review and discussion, Director Aitken moved to approve the tax assessor/collector's report, including payment of bills. Director Russell seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Cohen reviewed a tax rate analysis with the Board, copy of which is attached. Mr. Pagen then presented and reviewed a Resolution Concerning Exemptions from Taxation reflecting that the Board grants a general residential homestead exemption of 20% (but not less than \$5,000) and grants an exemption of \$45,000.00 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older. Director Aitken moved to adopt the Resolution Concerning Exemptions from Taxation and direct that the Resolution be filed appropriately and retained in the District's official records. Director Jones seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Spencer presented and reviewed the engineering report, a copy of which is attached.

Mr. Spencer stated that bids were received for the electrical upgrades to Water Plant No. 2. He recommended that the Board award the contract to W.W. Payton Corporation in the amount of \$740,000.00. The Board concurred that, in its judgment, W.W. Payton Corporation was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Spencer then updated the Board regarding the repairs to the Water Plant No. 1 Ground Storage Tank and reviewed the recommended approval of Pay Estimate No. 2 in the amount of \$13,000.00, payable to Superior Tank Company, Inc. He stated that

there are additional minor repairs that need to be made to Water Plant No. 1 including resealing the tank. He requested the Board authorize VSE to attend to the repairs needed.

Mr. Spencer presented and reviewed the updated Capital Improvement and Maintenance Plan, a copy of which is attached to the engineer's report. Discussion ensued.

Following review and discussion, Director Linn, based engineer's recommendation, moved to (1) award the contract for the electrical upgrades to Water Plant No. 2 to W.W. Payton Corporation in the amount of \$740,000.00, based upon the engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor; (2) approve Pay Estimate No. 2 payable to Superior Tank Company, Inc., in the amount of \$13,000.00 for the Water Plant No. 1 Ground Storage Tank repairs; and (3) authorize VSE to attend to the repairs needed for Water Plant No. 1 for an amount not to exceed \$5,000.00. Director Aitken seconded the motion, which passed unanimously.

LANDSCAPING AND TRAIL REPORT

Mr. Murr reviewed a landscape maintenance report, a copy of which is attached.

POND MAINTENANCE AND MOWING

Mr. Anderson reviewed the pond maintenance and mowing report, a copy of which is attached.

He then reviewed and recommended approval of a proposal from SWS for annual cleaning of the Grand Crossing Storm Trooper confined space in the amount of \$6,975.00.

Following review and discussion, Director Linn moved to approve the pond maintenance and mowing report; and the proposal from SWS for annual cleaning of the Grand Crossing Storm Trooper confined space in the amount of \$6,975.00. Director Aitken seconded the motion, which passed unanimously.

STORM WATER PERMITTING MATTERS

There was no discussion on this matter.

OPERATION OF DISTRICT FACILITIES

Mr. Mayfield reviewed the operator's report, a copy of which is attached, and updated the Board regarding District operations and facilities. Following discussion,

Director Aitken moved to approve the operator's report. Director Jones seconded the motion, which passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Mayfield presented 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 of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Aitken 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. Director Jones seconded the motion, which passed unanimously.

WEST MEMORIAL REGIONAL WASTEWATER TREATMENT PLANT MATTERS,

Director Russell presented and reviewed a map of the West Memorial Regional Wastewater Treatment Plant, a copy of which is attached. He then provided an update of the most recent meeting. Discussion ensued.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

There was no discussion on this matter.

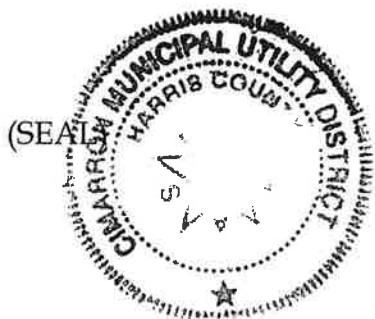
DISTRICT WEBSITE

There was no discussion on this matter.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this matter.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.




Secretary, Board of Directors

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