

**MINUTES OF MEETING OF BOARD OF DIRECTORS**  
**May 24, 2021**

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 **May 24, 2021 at 1:00 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 and via a telephone conference call audible at that location (with two way audio), as authorized by the Governor of Texas under an emergency declaration, whereupon the roll was called of the members of the Board, to-wit:

Doris Hickman, President  
Richard Tibbetts, Vice President  
Janis Boulware, Secretary and Assistant Treasurer  
Carolyn H. Smith, Treasurer  
Judy Robert, Assistant Secretary

and all members of the Board were present at the meeting place. Also present at the meeting location were James Dougherty, special counsel for the District and Travis Walker and John Bleyl of Bleyl Engineering. There was nobody present via telephone conference call. Later in the meeting, Mr. Walker and Mr. Bleyl departed, and Mr. Chris Roznovsky and Katherine Vu of WGA Consulting Engineers (Ward, Getz & Associates, PLLC) arrived. The meeting was called to order by the President, and in accordance with notice attached as *Exhibit A*, the following business was transacted:

**1. Notices, Minutes, Etc.** The Secretary reported that the notice of the meeting had been posted as required by law, in the form shown in *Exhibit A*, attached. It was moved and seconded to approve and adopt the notice. Action on draft minutes was deferred.

**2. Engineering.** Mr. Bleyl and Mr. Walker presented slides showing a water modeling project that Bleyl Engineering had done, also an example of a GIS system the firm had developed. The mentioned types of projects they had worked on and gave a list of clients with contact persons. references. Mr. Walker explained that their firm would to actual data input, also that the firm could either host the GIS systems on its computers or work with the system if hosted by a third party. There were questions and a general discussion of the water modeling project, also related issues (transmission, production, water quality, etc.). Mr. Bleyl and Mr. Walker said they had reviewed the draft engineering services agreement, and their firm was able to provide the scope of services and could otherwise perform under the agreement. There were questions about NACE inspections, also about the District working with different engineering firms. Mr. Bleyl mentioned that he proposed to serve as the principal engineer for the District (with three others in support), and Mr. Walker would be the “project manager.” He said the manager of the public works group would not be directly involved. Mr. Bleyl explained that he does his own engineering reports and water rate work. There was further discussion.

Mr. Bleyl and Mr. Walker left the meeting around 2:15 PM. Shortly thereafter, Mr. Roznovsky and Ms. Vu arrived

Mr. Roznovsky described the background of WGA and some of its key personnel. He reviewed the utility systems and development of other clients, also work done in the past for the District. Ms. Vu gave a demonstration of two different GIS systems, and there was a discussion. Mr. Tibbetts asked about coordination among multiple engineering companies serving one district. Mr. Roznovsky explained proposed engineering arrangements of the City of Montgomery. Mr. Roznovsky and MS. Vu

said they had reviewed the draft for an engineering services agreement, and WGA could provide the scope of services and otherwise perform under the agreement. There were questions and discussions about the water and sewer facilities serving the April Sound area, including water plants, water lines (existing and proposed) and sewer lines. There was a question about water quality, including blending.

**7. Operations.** The President gave an update on the manhole failure and the related lines and manholes, also the cost of running the bypass. After discussion, Director Smith moved to authorize the President to make and execute contracts as necessary to make emergency repairs and related rehabilitation as indicated by televising, because of the need to take action immediately. Director Tibbetts seconded, and all voted in favor.

A motion was made to adjourn the meeting at about 4:00 PM. The motion was seconded and carried unanimously.

These minutes were approved by the Board of Directors on June 21, 2021.

SIGNED: Doris Heckman, 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 in as required by state law, in the form attached as *Exhibit A*.

(SEAL)

Jan O'Brien, Secretary, Board of Directors



MONTGOMERY COUNTY UTILITY DISTRICT NO. 3

NOTICE: In accordance with Ch. 551, Tex. Gov't Code and Sec. 49.063, Tex. 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 1:00 PM on May 24, 2021 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 where one or more persons will be present. Pursuant to the disaster declaration and suspension of certain laws by the Governor of Texas, any Director or other person may participate in the meeting via telephone (with two-way audio) by calling a public, toll-free number (800-504-7056, enter conference code 447079 when prompted), and an electronic copy of any agenda packet will be made available on the internet at https://www.mcud3.com/meetings/documents. Alternative means of communicating with District Directors include: (i) email addressed to "MCUD#3 Directors, c/o James Dougherty" sent to jim@jldjr.com; (iii) mail, phone or fax to the MCUD#3 Directors c/o James Dougherty, 12 Greenway Plz., Ste. 1100, Houston, TX 77046, phone 713-880-8808, fax 281-220-8984. The subjects of the meeting are as follows:

- 1. Notices, Minutes. Notices; minutes of current and prior meetings; etc.
2. Engineering matters. Receive, discuss, consider and act upon reports, studies, facilities and projects, also: (i) wastewater system, including treatment plant, site and permits; collection system; joint wastewater committee matters, construction and rehabilitation projects; repairs; shared costs; agreements (including Aqua Texas, Inc./Lake Conroe Village, UD4, City of Conroe, GPW Two—Waterpoint, etc.); wholesale services, etc.; (ii) drainage, including improvements 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 (Stanley Lake MUD, etc.); Joint Water Operating Committee (JWOC); UD3-UD4 joint system matters, including water and sewer contracts, sale and purchase of facilities; shared costs; etc.; (iv) Lone Star Groundwater Conservation District and San Jacinto River Authority issues and rules, regulations, contracts, permits, early conversion credits, future permitted authorization, transfers, transactions, groundwater reduction plans, etc.; (v) easements, rights of way, other facilities and other projects; (vi) engineering services procurement, agreements, etc.; and (vii) related matters; also: ---Engineering services: statements of interest and qualifications, interviews, agreement(s), amendments to agreement, and related matters.
3. Operations. Receive, discuss and act upon operation report, also: customer matters; repairs and maintenance; drainage; grounds maintenance; other projects; claims; operations contract; easements (and amendments and encroachments); water conservation (and drought contingency); utility services, policies, rates; and related matters.
---Manhole failure on SH 105, repairs-rehabilitation and bypass pumping, also televising and repair-rehabilitation of nearby lines and manholes
4. Intergovernmental matters. Discuss, consider and act upon: (i) City of Conroe issues: strategic partnership agreements, annexation, services, WWTP, building and plumbing codes (and related plans, permits, inspections, etc.); (ii) consolidation with Montgomery County Utility District No. 4 and agreement for same, election and related matters; (iii) legislation; and (iv) related matters.
5. Other: (i) inquiries, (ii) future meetings and agenda items, and (iii) related matters.

IMPORTANT: (1) Each subject listed includes discussion, consideration, action, etc. (2) Subjects 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 713-880-8808 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 those electors, the District's Board shall designate a meeting place and hold meetings within the District. If no suitable meeting place exists inside 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.

AVISO (Elección): Se notifica por el presente que la Mesa Directiva del Distrito No. 3 de Servicios Públicos del Condado de Montgomery, Texas, celebrará una reunión el 24 de mayo de 2021, a las 1:00 p.m. en 375 Lake Meadows Drive, Montgomery, Texas 77356 con los siguientes temas, entre otros, elección para la consolidación de los distritos; asuntos electorales.

Signed: [Signature]
Secretary, Montgomery County Utility District No. 3.
Date: 5/19/2021

