

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94  
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular public meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas**, said address being a meeting place of the District. The meeting will be held on **Tuesday, March 3, 2026, at 12:00 Noon**. Said meeting may also be accessed by members of the public for observation purposes via telephone. To access the meeting for such purpose, the telephone number is 1-469-998-7488 and the access code is 39614476#. **Any members of the public doing so are requested to silence their phones in order to prevent excessive noise or interruption of the meeting.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments; Consider adoption of Resolution Adopting Public Comment Policies and Procedures;
2. Review and approve the minutes of the February 3, 2026, Board of Directors meeting;
3. Report from Montgomery County Constable's Office regarding the provision of security services within the District;
  - (a) Consider approval of Flock Safety proposal; take any necessary action in connection with the proposal;
4. Bookkeeper's Report, including financial and investment reports and authorizing the payment of invoices presented;
  - (a) Discuss operating budget for fiscal year ending March 31, 2027, in accordance with Exhibit A attached hereto;
5. Authorize consultants to research unclaimed property and consider authorizing bookkeeper and tax assessor-collector to prepare Unclaimed Property Report(s) as of March 1, 2026;
6. Report by Republic Services, Inc. concerning solid waste and recycling collection activities within the District;
  - (a) Document shred event on March 21, 2026;
7. Status of the District's Stormwater Management Program ("SWMP"), including any training necessary under the SWMP and comments from the public; Drainage Facilities Report and status of associated maintenance;
8. Tax Assessor/Collector's Report, including authorizing the payment of invoices presented and approve moving of accounts to uncollectible roll;

10. Operations Report, including:
  - (a) Authorizing the repair and maintenance of, or measures to protect, District facilities;
  - (b) Appeals of District charges;
  - (c) Referral of accounts for collection and approve write-off of uncollectible accounts;
  - (d) Status of temporary water supply to Harris County Water Control and Improvement District No. 92 ("No. 92") (interconnect opened December 2, 2025);
  - (e) Approval of 2025 water loss audit and authorize filing of same with Texas Water Development Board;
  - (f) Authorize operator to prepare and file water conservation plan annual implementation report with the Texas Water Development Board;
  - (g) Consider amendment of Emergency Response Plan, including addition of Touchstone District Services as party receiving and/or providing communications; and
  - (h) Discuss recent failure of power transfer station at Water Well No. 1;
  
11. Authorize annual submission to each electric utility that provides transmission and distribution service to the District and each retail electric provider for determination of District facilities that qualify for critical load status relative to compliance with Section 13.1396, Texas Water Code;
  
12. Amendment of the District's Rate Order, including but not limited to adjustment of rates to address pumpage fees charged by San Jacinto River Authority ("SJRA");
  
13. Engineer's Report, including:
  - (a) Authorizing the design and/or advertisement for bids for construction and/or maintenance of facilities within the District, and acceptance of TEC Form 1295;
    - (i) Rehabilitation of Lift Station No. 2;
  - (b) Review and approval of any Storm Water Pollution Prevention Plans related to construction within or on behalf of the District;
  - (c) Authorizing the award of construction contracts or concurrence of award of contracts for the construction and/or repair of facilities within the District;
  - (d) Status of construction and/or repair of facilities to serve land within the District, including the approval of any pay estimates and/or change orders;
  - (e) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes; and
  - (f) Discussion regarding electrical evaluation and repair schedule for the Joint Wastewater Treatment Plant received from No. 92; evaluation of District's allocated capacity and participation in No. 92 plant;
    - (i) Status of No. 92's notice of violation from TCEQ;
  - (g) Discuss feasibility and route alignment study in connection with request for surface water from the SJRA; and
  - (h) Status of emergency generator at Water Plant and options for terminating existing Electricity Reliability Service Agreement;

14. Status of construction of new concrete wastewater treatment plant by Montgomery County Municipal Utility District No. 119 and District's participation in same; discuss potential expansion of plant to serve District; discuss potential terms for District's terminating participation in Joint Wastewater Treatment Plant with No. 92;
15. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
16. Discuss resident/Spring Trails Community Association, Inc. communications received and/or requested maintenance by District and related matters, including:
  - (a) Consider status and/or amendment of the District's tree maintenance policy; adoption of a Resolution in connection therewith;
  - (b) Tree maintenance inquiries and/or work order forms;
  - (c) Discuss informational presentation and/or newsletter concerning District duties and operations; and
  - (d) Consider status of installation of street light at Sweet Bay Crossing;
17. District website report;
18. Discuss Professional Development Program workshops for Directors;
  - (a) Emergency Response Plan (July 2026 (tentative));
19. Discuss operation and maintenance responsibilities for the District's stormwater drainage facilities;
20. Attorney's Report;
  - (a) Unauthorized construction of building on District owned property; consider litigation counsel's status report in Cause No. 24-12-19711; address case related matters and filings;
  - (b) Consider potential interlocal agreement with Spring Independent School District for wastewater treatment services; and
  - (c) Approval of Access and Indemnification Agreement between District and Spring Trails Community Association, Inc. in connection with Fun Run Event;
21. Convene in executive session for consultation with attorney and/or to discuss security matters pursuant to Open Meetings Act, Sections 551.071, 551.076, Texas Government Code;
22. Reconvene in open session and authorize any necessary action resulting from executive session; and

23. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Spencer W. Creed  
Spencer W. Creed  
Attorneys for the District

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.*

# Exhibit A

## MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94 TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending March 2026**	Proposed Budget Fiscal Year Ending March 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$ <u>924.40</u>	\$ <u>904.23</u>	\$ <u>924.40</u>

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$ 0.23 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.



# MONTGOMERY COUNTY MUD #94

Operating Budget  
4/1/2026 to 3/31/2027

Draft #1

	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	TOTAL
6353 Insurance	-	-	-	-	-	-	-	-	-	-	38,376	-	38,376
6354 Travel & Expenses	96	96	96	96	96	96	96	96	96	96	96	96	1,150
6355 AWBD Expenses	-	406	171	3,500	45	535	795	765	175	1,536	540	-	8,468
6359 Other Expenses	83	83	83	83	83	83	83	83	83	83	83	83	1,000
6372 Capital Repairs	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	100,000
6376 Grease Trap Inspec Fees	96	96	96	96	96	96	96	96	96	96	96	96	1,150
6378 Transfer Fees	217	217	217	217	217	217	217	217	217	217	217	217	2,608
6380 Disconn/Reconn Fee	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
6395 Security Expense	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	498,000
6399 Garbage Expense	38,668	38,668	38,668	38,668	38,668	38,668	38,668	38,668	38,668	38,668	38,668	38,668	464,012
6405 Maint/Repairs-Mowing	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	95,000
6411 Meter Replacements	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000
6412 Repair & Maint-Fire Hydrants	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
6413 Repair & Maint-Manhole	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
6414 Repair & Maint-Water Valve	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
6418 Erosion & Sinkhole Repairs	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
6419 Tree Replacement & Maint.	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	28,800
6432 Generator Lease Expense	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	23,324
6450 STCA Litigation	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
6485 Storm Water Mgmt	4,000	-	-	4,000	-	-	4,000	-	-	4,000	-	-	16,000
6486 GIS Creation & Hosting	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	65,000
6487 Sanitary Sewer Cleaning & Telev	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	225,000
7402 Consumer Conf. Report	-	-	-	-	-	3,000	-	-	-	-	-	-	3,000
7410 TCEQ Assmt Fee	-	-	-	-	-	-	-	-	-	10,000	-	-	10,000
<b>Total Expenses</b>	<b>341,401</b>	<b>359,907</b>	<b>332,362</b>	<b>357,501</b>	<b>332,546</b>	<b>333,036</b>	<b>348,046</b>	<b>330,266</b>	<b>333,876</b>	<b>354,275</b>	<b>369,204</b>	<b>329,505</b>	<b>4,121,922</b>
<b>Net Revenue/Expense</b>	<b>(132,559)</b>	<b>(153,565)</b>	<b>(131,020)</b>	<b>(156,159)</b>	<b>(131,204)</b>	<b>(131,694)</b>	<b>(146,704)</b>	<b>(128,924)</b>	<b>(59,274)</b>	<b>59,567</b>	<b>736,499</b>	<b>80,038</b>	<b>(294,996)</b>
<b>Beginning Cash Surplus</b>	<b>5,464,943</b>	<b>5,332,385</b>	<b>5,178,820</b>	<b>5,047,800</b>	<b>4,891,641</b>	<b>4,760,438</b>	<b>4,628,744</b>	<b>4,482,040</b>	<b>4,353,117</b>	<b>4,293,843</b>	<b>4,353,410</b>	<b>5,089,909</b>	
<b>Less Operating Loss</b>	<b>(132,559)</b>	<b>(153,565)</b>	<b>(131,020)</b>	<b>(156,159)</b>	<b>(131,204)</b>	<b>(131,694)</b>	<b>(146,704)</b>	<b>(128,924)</b>	<b>(59,274)</b>	<b>59,567</b>	<b>736,499</b>	<b>80,038</b>	
<b>End Cash Surplus/Deficit</b>	<b>5,332,385</b>	<b>5,178,820</b>	<b>5,047,800</b>	<b>4,891,641</b>	<b>4,760,438</b>	<b>4,628,744</b>	<b>4,482,040</b>	<b>4,353,117</b>	<b>4,293,843</b>	<b>4,353,410</b>	<b>5,089,909</b>	<b>5,169,947</b>	

Notes:

MT Based on 2025 CAV of \$625,919,331 @ .23/100 x 98%  
Garbage \$21.94 (Includes Recycling)

Draft #1 Presented: 3/3/2026

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