

**EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 3**  
**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 public meeting on **Thursday, August 13, 2026, at 3:30 p.m.** Members of the public may attend the meeting in person at **The Atrium Center, Room 109, 21575 U.S. Highway 59 North, New Caney, Texas,** said address being a meeting place of the District.

The subject of the meeting will be as follows:

1. Consider questions and comments from public (the Board imposes a three-minute speaking limit for each member of the public wishing to address the Board; comments will be closed after this item);
2. Review and approve the minutes of the Board of Director's meeting held on July 9, 2026;
3. Consider report on security in District, and the taking of any actions required in connection therewith;
4. Receive the Financial Advisor's recommendation concerning the establishment of the District's 2026 tax rate and consider proposal of District's 2026 tax rate and authorize publication of notice of public hearing relative to setting District tax rate, and the taking of such other actions as may be required in connection therewith;
5. Consider report on the status of collection of taxes, the status of collection of delinquent tax accounts, including authorizing the termination of water service, and the payment of invoices in connection therewith, and the taking of any actions required in connection therewith;
6. Consider Wal-Mart industrial permit, including review of test results and fine and penalty spreadsheet relative to Wal-Mart discharge testing, and status of receipt of payment for fines previously assessed against Wal-Mart, and the taking of any other actions required in connection therewith;
7. (a) Consider authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer and drainage facilities within the District, and the taking of any action required in connection therewith; including:
  - (i) review and approve plans and specifications and authorize advertisement for bids for Permanent WWTP Phase II 0.30 MGD expansion;
  - (ii) review bids and authorize award of contract for construction of Phase III detention to serve the Industrial Park;
  - (iii) review and approval of proposal for needed repairs and recommended upgrades at Water Plant No. 1 and Water Plant No. 2;(b) Consider status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, and the taking of any action required in connection therewith, including:
  - District projects:
    - (i) status of contract between AUC Group and the District for purchase and rehabilitation of wastewater treatment package plant;
    - (ii) status of contract with Weisinger relative to repairs of well motor at Water Plant No. 1;
  - Developer project:
    - (iii) status of contract between DR Horton and JSS Construction, LLC for construction of Porters Mill force main extension from Wal-Mart lift station to District's wastewater treatment plant;

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 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.

(c) Consider acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including;

- (i) Conveyance of Utility Facilities for construction of water, sewer and drainage facilities to serve Miller Heights Drive and Porters Mill Boulevard, Phase 3 (Durwood Green);
- (ii) Conveyance of Utility Facilities for construction of water, sewer and drainage facilities to serve Porters Mill South, Section 1 (Dimas Bros.);
- (iii) Conveyance of Utility Facilities for construction of water, sewer and drainage facilities to serve Porters Mill South, Section 2 (Dimas Bros.);
- (iv) Special Warranty Deed relative to Porters Mill South Detention, Phase 1 (Advanced Construction & Development);
- (v) Special Warranty Deed relative to Porters Mill South Detention, Phase 2 (DC Contracting Services);
- (vi) Waterline & Drainage Easements and Sanitary Sewerline & Drainage Easements from East Montgomery County Improvement District to serve the E. Industrial Parkway Phase 2 extension project;
- (vii) Waterline and Drainage Easements and Road Right-of-Way Easements from Deleon Family, et al. to serve the E. Industrial Parkway Phase 2 extension project;
- (viii) Waterline and Drainage Easements from Polygon New Caney LLC to serve the E. Industrial Parkway Phase 2 extension project;
- (ix) Conveyance of Utility Facilities for construction of water, sewer and drainage facilities to serve Porters Mill South, Section 3 (Dimas Bros.);
- (x) Conveyance of Utility Facilities for construction of water, sewer and drainage facilities to serve Porters Mill South, Section 4 (Dimas Bros.);
- (xi) Special Warranty Deed for drainage to serve Porters Mill South, Section 1 (Reserve E);
- (xii) Special Warranty Deed for drainage to serve Porters Mill South, Section 2 (Reserve G);
- (xiii) Special Warranty Deed for drainage and detention to serve Porters Mill South, Section 4 (Reserve D);
- (xiv) Utility Easement (0.2571 acre) from DR Horton to serve Porters Mill, Section 5;
- (xv) Utility Easement (0.0264 acre and 0.2183 acre) from DR Horton to serve Porters Mill, Section 6;

(d) Status of excavation of dirt out of the Industrial Park, Section 5 detention basin by GCP Real Estate, Inc. to serve the GCP site;

and the taking of any actions required in connection therewith;

- 8. Approval of Utility Development Agreement, Waiver Agreement and Developer Standing Letter with GCP Real Estate, Inc. relative to construction of detention basin on 35.73-acre tract, and the taking of any actions required in connection therewith;
- 9. Consider applications for industrial permits in the District, including status of response from the TCEQ relative to the notice of violation, the review of industrial permit fees and fines, the review of a plan of action for future compliance, and status of corrective actions by New Caney Beverage and the taking of any actions required in connection therewith;
- 10. Status of Lone Star Groundwater Conservation District, and the taking of any actions required in connection therewith;
- 11. Status of San Jacinto River Authority, and the taking of any actions required in connection therewith;

12. Status of development in District, including review and approval of a feasibility study/report relative to the 398-acre development, and the taking of any actions required in connection therewith;
13. Consider the issuance of utility commitments or will serve letters, and the taking of any actions required in connection therewith;
14. Consider status of generator maintenance contract with Worldwide Power Products, including review and approval of updated Preventive Maintenance Service Agreement with Worldwide, and the taking of any actions required in connection therewith;
15. Consider report on District's water, sanitary sewer and storm sewer systems, including:
  - (i) Authorizing the repair and maintenance of District facilities;
  - (ii) Review of monthly service billings and collections;
  - (iii) Compliance with waste discharge permits and water well permit;
  - (iv) Status of water production and distribution system;
  - (v) Status of District water plants and water quality;
  - (vi) Appeals of District charges;
  - (vii) Status of permits, including response to permit information request received from the Lone Star Groundwater Conservation District;and the taking of any actions required in connection therewith;
16. Consider status of meter conversion project on remaining lots in the District, and the taking of any actions required in connection therewith;
17. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;
18. Consider approval of Form 8038-T and authorize District's bookkeeper to submit the required documents to the IRS relative to the positive liability payment due in accordance with the Arbitrage Rebate Report for the Series 2021 Bonds, and the taking of any actions required in connection therewith;
19. Status of District website, and the taking of any actions required in connection therewith; and
20. Consider matters for possible placement on future agendas.

(SEAL)



MARKS RICHARDSON PC

By: Jacquelyn Goodwin / PSE  
Jacquelyn A. Goodwin  
Attorneys for the District