

**MINUTES OF  
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 16  
MONTGOMERY COUNTY, TEXAS**

**January 13, 2026**

**COUNTY OF MONTGOMERY )**

**STATE OF TEXAS )**

The Board of Directors of Montgomery County Municipal Utility District No. 16, met in special session, open to the public, on January 13, 2026, at 25374 Dogwood Lane, Splendora, Texas, located inside the boundaries of the District and the roll was called of the duly elected officers' to wit:

**BOARD**

Fred Paris	President
Thomas Enix	Secretary (Absent)
Karl Keith	Assistant Vice-President/Assistant Secretary
Jim McNamara	Assistant Secretary

Also present was:

- Mark Adams with Bleyl Engineering, Engineer for the District,
- Jennifer Baker with Regional Water Corporation, Operator for the District,
- Brittini Silva with ASW Tax, Tax Collector for the District,
- Laren Clark with L & S District Services, Bookkeeper for the District,
- Bill Blich with Blich & Assoc., Financial Advisor for the District,
- Larry Currey Business Manager for the District,
- Cole Konopka with Coats/Rose, Attorney for the District
- John Durnell with McCall Gibson Swedlund Barfoot Ellis PLLC, CPA for the District,
- Shelia Keith, resident of the District,
- Karl Herring, property owner of the District
- Belinda Currey

1. The Board of Directors considered the minutes of December 9, 2025. After further consideration, discussion and upon a motion duly made and seconded, the minutes for the meetings were unanimously approved.
2. Next, the Board of Directors decided to have the Auditor, John Durnell with McCall Gibson to present the Annual Financial Report for the District for the Year ended September 30, 2025. Mr. Durnell presented an extensive recap of MCMUD16 Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances, pages 14 and 15. He next commented that pages 17-19 were notes. Then he went over the Comparative Schedule of Revenues and Expenditures General Fund for Five Years, Pages 43 and 44. Mr. Durnell said there were no problems found while performing the audit and that

overall the District was in very good shape. Mr. Durnell requested the Board to review the document on your own and if there were questions to contact Cole Konopka who would get back to him if changes were needed. Mr. Konopka stated he would need several days to review the document. After further consideration, discussion and upon a motion duly made and seconded the Annual Financial Report was unanimously approved pending a 10 day review period.

3. Next, the Board of Directors considered the Tax Report. Brittini Silva with ASW Tax reviewed the Tax Report with the Board of Directors. Ms. Silva asked if the Board of they were doing exemption next month. Mr. Konopka said we needed to put it on the agenda for next month. After further consideration, discussion and upon a motion duly made and seconded, the tax report was unanimously approved.
4. Next, the Board of Directors considered the Developers Report. After further consideration, discussion and upon a motion duly made and seconded, the Developers Report was unanimously approved.
5. Next, the Board of Directors considered the Accountants Report. Lurn Clark with L & S District Services, LLC presented the report and reviewed it with the Directors. After further discussion, the Board, and upon a motion duly made and seconded, the Board of directors unanimously approved the Accountants Report, and to pay all bills as presented.
6. Next, the Board of Directors considered the Operators report. Jennifer Baker with Regional Water Corporation, Operator for the district, reviewed the attached report with the Board of Directors. Ms. Baker stated there was one write off for an account totaling \$115.36. Ms. Baker asked Mr. Konopka about proposed increase in tap fees. Mr. Konopka stated he would prepare the document, date it January 13, 2026 and present it to the Board to sign at the next meeting. After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved to implement sewer tap fees.  
Next, Ms. Baker stated that 30 Hydrants needed repainting for a cost of \$1,650.00. Then she went over the Valve Survey Repair Estimate for a cost of \$9,150.00.  
Next, Director Paris asked if the missing blue reflectors were replaced and Ms. Baker stated that everything was done except the painting. Also that road repair by AT&T was done.  
After further consideration, discussion and upon a motion duly made and seconded, it was unanimously approved to repaint the hydrants for a cost of \$1,650.00.  
Next, a motion was made and seconded to approve the valve repairs for a cost of \$9,150.00. The motion was unanimously approved.  
Next, Ms. Baker proposed the Directors to have a group tour of the facilities in March or April. The Board discussed it and tentatively set the date of March 21, 2026 at 10 AM for the Board of Directors group tour of the facilities.  
Next, the Board of Directors considered the approval of the Operators Report. After further consideration, discussion and upon a motion duly made and seconded, the Operators Report was unanimously approved.
7. Next, Larry Currey discussed with the Board of Directors the use of water terminations for collection of delinquent taxes. Mr. Currey said a list of water termination will be given to the Board at the February meeting. Also, Mr. Currey said that Mr. Doug Brown has submitted a

request for purchase of an additional foreclosed lot. Mr. Currey said that it would be presented to the Board at the February meeting.

8. Next, Karl Herring appeared to discuss his proposed construction of his home. He questioned the estimates for the cost of construction of the water lines. The Board made it clear to him that the estimates included labor and completion of the job. When a deposit is made, Mark Adams said he would go back to the contractor to get a new bid. Mr. Herring said he hopes to start this project very soon.
9. Next, Mark Adams stated Fredy Medina has requested to get water and sewer for his lots. There are three other lots between Mr. Medina's lots and where the existing water line is now. If Mr. Medina is willing to pay for the extension of the water line, would the Board be agreeable to that? Mr. Medina does have sewer on the back easement of his property. The Board states there must be a transfer of funds before signing a contract to get this work completed.
10. Next, Mr. Adams brought up the commercial store and gas pumps off of Hill & Dale Ave. and 1<sup>st</sup> St. This land is not in MCMUD16, but the commercial store are looking for water and sewer options for this gas station. Mr. Adams recommended the annexation of the land into MCMUD16 which would increase its tax base. The Board said the application would require a deposit for a feasibility study. Mr. Konopka said the commercial store must put up a deposit, pay for the annexation, pay for the Attorney, and pay for the Engineer. Mr. Adams said he would get back with the Board next month.

Next, Bill Blich said to use the 2025 taxable values to determine if a bond issue is possible and then update it with the 2026 estimated value when we receive it.

After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved pay estimate #3 for \$24,523.92 for lift station improvements.

After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved for Mark Adams to continue discussion for services and annexation of a tract of land located at Hill & Dale Avenue and 1<sup>st</sup> Street.

After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved for Mark Adams to obtain bids for compliance for MS4 requirements and approved the payment of \$4,600.00 to Trac-Tech for the clean out of the drainage ditch.

11. Next, Mr. Konopka discussed Patton Village trying to annex a single lot in White Oak Plantation, Section 2 and he sent a letter to Patton Village informing them they did not have the authority to annex this lot. Then the Board mentioned the cyber security seminar that each member must attend.
12. Next, the Board discussed directors' elections and asked Mr. Konopka if no one signed up to run for one of the positions on the Board, could the TCEQ appoint someone? The answer was yes. There was a question about the date in which to cancel the election. No firm date was given, but that it was at the end of February. Also, it was noted that the meeting facilities would have to be moved. It was suggested the blue building, across the tracks, near the entrance of White Oak Plantation be used. Mr. Konopka said since this building was not in the boundaries of the District, that a notice would have to be published in the paper for seven

days. After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved to accept the attorney's report.

13. There being no further actions to be taken, a motion was made and seconded to adjourn the meeting.

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Tom Enix  
Secretary  
Montgomery County Municipal Utility District #16

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