

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 105

AMENDED NOTICE OF PUBLIC MEETING

The Board of Directors of the District will hold a public meeting by videoconference using Microsoft Teams and in person at 777 North Eldridge, Suite 500, Houston, TX 77079. The public may also access the meeting by following the instructions at the bottom of this notice. The meeting will be held at 6:00 PM on **Tuesday, September 22, 2026**, to consider the following items:

1. Public Comment (comments limited to three minutes per person; comments regarding items not on this agenda limited to statements of factual information/restatement of existing policy in response to an inquiry or proposal to place the subject on a future agenda)
2. Minutes of the August 25, 2026 meeting
3. Developer reports; annexation/utility commitments; related assignments/consents; annexation petitions and related documents for the approximately 168.88-acre Westgreen Creek tract, including petition to the City of Houston for consent to annexation
4. Plan of financing for Westgreen Boulevard and West Little York expansion; Harris County participation agreement; ratify submission of Harris County Precinct 4 "Places 4 People" grant application; drainage study and right-of-way acquisition appraisal proposals; related authorizations
5. Operator's report; District facility security measures; amend Rate Order as necessary
6. Bookkeeper's report; Resolution Adopting FYE 2027 Budget; Confirmation of auditor to perform FYE 2026 audit
7. Status of NW 12 Joint WWTP Agreement
8. Tax Report; review 2026 Tax Rate Study; Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing for District and District's defined area
9. District Website
10. Engineer's report, contracts, and pay applications
11. District detention pond and drainage channel report
12. Executive Session pursuant to Section 551.071, Texas Government Code, for consultation with the District's attorney regarding pending or contemplated litigation arising from the July 25, 2026 chlorine gas release; reconvene in open session and take action as necessary
13. Consider engagement of Friedman, Dazzio & Zulanas, P.C. and Roach Goodall as special litigation counsel on a contingent fee basis in connection with matters arising from the July 25, 2026 chlorine gas release at the District's Water Plant No. 1; adopt Resolution making the findings required by Section 2254.1036, Texas Government Code; and authorize related actions,

including submission of the contract to the Texas Attorney General under Section 2254.1038, Texas Government Code



Taylor Goodall, Attorney



Public Remote Audio/Video Link (Teams): <https://tinyurl.com/HCMUD105>

NOTE. Posted together with this agenda are:

- as required by Texas Government Code § 551.043(c), a copy of the proposed budget for the fiscal year ending September 30, 2027 and the Taxpayer Impact Statement, and
- as required by Texas Government Code § 2254.1036, a notice regarding proposed contingent fee contract for legal services.

Taxpayer Impact Statement

Harris County MUD 105

	Current Budget Fiscal Year Ending 09/2026* 2025 Value	Proposed Budget Year Ending 09/2027** 2026 Value	No-New Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead	\$684.85	\$671.59	\$671.59

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$[0.31] 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.

Budget
Harris County MUD 105 - GOF
September 30, 2027

	Actuals 10/25-7/26	Annualized FYE 9/26	Approved 2026 Budget	Proposed 2027 Budget
Income				
1.41021 · Water Customer Service Fee	\$ 1,353,459.61	\$ 1,624,151.53	\$ 1,600,000.00	\$ 1,625,000.00
1.4102 · Water Service Inspection Fees	\$ 1,058.73	\$ 1,270.48	\$ 30,000.00	\$ 30,000.00
1.4200 · Sewer-Customer Service Fees	\$ 1,546,197.76	\$ 1,855,437.31	\$ 1,800,000.00	\$ 1,860,000.00
1.4330 · Penalty/Interest On Serv Accts	\$ 97,775.59	\$ 117,330.71	\$ 120,000.00	\$ 120,000.00
1.4600 · Tap Fees	\$ 96,539.00	\$ 115,846.80	\$ 100,000.00	\$ 100,000.00
1.4700 · WHCRWA Fees	\$ 1,461,688.60	\$ 1,754,026.32	\$ 1,800,000.00	\$ 1,800,000.00
1.5380 · Misc. Income	\$ 402.10	\$ 482.52	\$ 10,000.00	\$ 10,000.00
1.5381 · City of Houston - SPA	\$ 126,690.79	\$ 152,028.95	\$ 159,000.00	\$ 159,000.00
1.5391 · Interest on Temp Investment	\$ 521,216.62	\$ 625,459.94	\$ 600,000.00	\$ 600,000.00
1.5392 · WWTP-Misc. Fees	\$ -	\$ -	\$ 24,000.00	\$ 24,000.00
1.5398 · Maintenance Tax Collections	\$ 3,942,480.67	\$ 3,942,480.67	\$ 2,663,052.00	\$ 3,942,480.67
Total Income	\$ 9,147,509.47	\$ 10,188,515.23	\$ 8,906,052.00	\$ 10,270,480.67
Gross Profit	\$ 9,147,509.47	\$ 10,188,515.23	\$ 8,906,052.00	\$ 10,270,480.67
Expense				
General				
1.6161 · Garbage Collection	\$ 1,094,857.92	\$ 1,313,829.50	\$ 1,297,440.60	\$ 1,406,160.00
1.6163 · Mowing	\$ 8,730.00	\$ 10,476.00	\$ 17,000.00	\$ 17,000.00
1.6170 · Tap Connection Exp- GOF	\$ 90,389.00	\$ 108,466.80	\$ 30,000.00	\$ 30,000.00
1.6311 · Director Fee - P/R	\$ 17,376.00	\$ 20,851.20	\$ 25,000.00	\$ 25,000.00
1.6320 · Legal Fees				
General	\$ 90,301.94	\$ 108,362.33	\$ 125,000.00	\$ 125,000.00
Records Management	\$ -	\$ -	\$ 3,250.00	\$ 3,250.00
Total 1.6320 · Legal Fees	\$ 90,301.94	\$ 108,362.33	\$ 128,250.00	\$ 128,250.00
1.6321 · Auditing Fees	\$ 31,500.00	\$ 31,500.00	\$ 28,500.00	\$ 29,000.00
1.6322 · Engineering				
Engineering General	\$ 62,403.86	\$ 74,884.63	\$ 70,000.00	\$ 70,000.00
Special Projects	\$ 12,310.00	\$ 14,772.00	\$ 100,000.00	\$ 100,000.00
Total 1.6322 · Engineering	\$ 74,713.86	\$ 89,656.63	\$ 170,000.00	\$ 170,000.00
1.6323 · Financial Adv Fee	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
1.6325 · Election Expense	\$ 10,000.00	\$ 10,000.00	\$ 40,000.00	\$ 5,000.00
1.6333 · Bookkeeping	\$ 58,437.00	\$ 63,749.45	\$ 60,600.00	\$ 63,000.00
1.6340 · Printing & Office Supplies	\$ 25,443.00	\$ 27,756.00	\$ 60,000.00	\$ 29,000.00
1.6343 · Website Expense	\$ 1,945.00	\$ 2,334.00	\$ 5,000.00	\$ 2,500.00
1.6350 · Postage	\$ 1,304.00	\$ 1,564.80	\$ -	\$ 2,000.00
1.6353 · Insurance/Surety Bond Premiums	\$ 26,407.45	\$ 26,407.45	\$ 30,000.00	\$ 30,000.00
1.6354 · Travel Expenses	\$ 5,702.00	\$ 6,220.36	\$ 10,000.00	\$ 10,000.00
1.6359 · Other Expenses	\$ 14,867.00	\$ 17,840.40	\$ 25,000.00	\$ 25,000.00
1.6371 · T.C.E.Q. Assessment Fee	\$ 15,718.75	\$ 15,718.75	\$ 19,500.00	\$ 19,500.00
1.6380 · Security Patrol	\$ 558,958.00	\$ 609,772.36	\$ 535,000.00	\$ 664,000.00
1.6560 · Payroll Taxes	\$ 1,526.00	\$ 1,664.73	\$ 2,000.00	\$ 2,000.00
1.7395 · AWBD Expenses	\$ 3,510.00	\$ 4,212.00	\$ 7,000.00	\$ 7,000.00
Total General	\$ 2,131,686.92	\$ 2,470,382.77	\$ 2,492,290.60	\$ 2,666,410.00
Sewer				
1.6202 · Sewer Service/STP Expense	\$ 539,812.58	\$ 719,750.11	\$ 597,807.00	\$ 616,833.00
1.6235 · R/M -Sewer	\$ 63,636.53	\$ 76,363.84	\$ 150,000.00	\$ 150,000.00
1.6275 · Inspection Expense	\$ 4,530.59	\$ 5,436.71	\$ 20,000.00	\$ 20,000.00
Total Sewer	\$ 607,979.70	\$ 801,550.65	\$ 767,807.00	\$ 786,833.00
Water				

	Actuals 10/25-7/26	Annualized FYE 9/26	Approved 2026 Budget	Proposed 2027 Budget
1.6120 · WHCRWA Fees	\$ 1,250,995.89	\$ 1,667,994.52	\$ 2,400,000.00	\$ 2,400,000.00
1.6142 · Chemicals	\$ 42,286.60	\$ 53,414.65	\$ 50,000.00	\$ 50,000.00
1.6143 · Arsenic Media Regeneration	\$ -	\$ -	\$ 120,000.00	\$ 120,000.00
1.6234 · Repair & Maintenance				
Detention Pond	\$ 400,408.32	\$ 436,809.08	\$ 520,000.00	\$ 520,000.00
Lift Station	\$ 27,032.29	\$ 32,438.75	\$ 12,000.00	\$ 12,000.00
R/M - Water	\$ 241,733.18	\$ 290,079.82	\$ 600,000.00	\$ 600,000.00
Water Plant	\$ 112,751.06	\$ 135,301.27	\$ 100,000.00	\$ 100,000.00
Repair & Maintenance/ Other	\$ 2,690.72	\$ 2,690.72	\$ -	\$ -
Total 1.6234 · Repair & Maintenance	\$ 784,615.57	\$ 897,319.63	\$ 1,232,000.00	\$ 1,232,000.00
1.6324 · Laboratory Expense	\$ 36,578.88	\$ 43,894.66	\$ 85,000.00	\$ 85,000.00
1.6326 · Permit Fees	\$ 23,653.61	\$ 23,653.61	\$ 12,000.00	\$ 12,000.00
1.6332 · Operations & Billing	\$ 242,168.67	\$ 290,602.40	\$ 300,000.00	\$ 300,000.00
1.6352 · Utilities	\$ 103,892.00	\$ 124,670.40	\$ 105,000.00	\$ 120,000.00
Total Water	\$ 2,484,191.22	\$ 3,101,549.88	\$ 4,304,000.00	\$ 4,319,000.00
Total Expense	\$ 5,223,857.84	\$ 6,373,483.30	\$ 7,564,097.60	\$ 7,772,243.00
Net Ordinary Income	\$ 3,923,651.63	\$ 3,815,031.93	\$ 1,341,954.40	\$ 2,498,237.67

Proposed Budget
Harris County MUD 105 - STP
September 30, 2027

	Actuals 10/25-7/26	Annualized FYE 9/26	Approved 2026 Budget	Proposed 2027 Budget
Income				
11.4201 · Sewer Serv Fee-HCM No. 105	\$ 539,816.00	\$ 647,779.20	\$ 597,807.00	\$ 616,833.00
11.4202 · Sewer Serv Fee-NW12	\$ 356,787.00	\$ 428,144.40	\$ 351,093.00	\$ 362,267.00
11.5391 · STP - Interest on Investments	\$ 805.00	\$ 966.00	\$ -	\$ 1,000.00
Total Income	\$ 897,408.00	\$ 1,076,889.60	\$ 948,900.00	\$ 980,100.00
	\$ 897,408.00	\$ 1,076,889.60	\$ 948,900.00	\$ 980,100.00
Expenses				
11.6142 · STP - Chemicals	\$ 96,485.00	\$ 115,782.00	\$ 150,000.00	\$ 150,000.00
11.6201 · STP - Sludge Disposal	\$ 99,323.00	\$ 119,187.60	\$ 150,000.00	\$ 150,000.00
11.6235 · STP - Repair & Maintenance	\$ 406,192.00	\$ 487,430.40	\$ 200,000.00	\$ 200,000.00
11.6321 · STP - Audit Fees	\$ 4,900.00	\$ 5,880.00	\$ 4,900.00	\$ 5,100.00
11.6322 · STP - Engineering Fees	\$ 33,561.00	\$ 40,273.20	\$ 20,000.00	\$ 20,000.00
11.6324 · STP - Lab Fees	\$ 52,829.00	\$ 63,394.80	\$ 125,000.00	\$ 125,000.00
11.6326 · STP - Permit Fees	\$ -	\$ -	\$ 14,000.00	\$ 14,000.00
11.6332 · STP - Operations & Billing	\$ 28,911.00	\$ 34,693.20	\$ 35,000.00	\$ 35,000.00
11.6333 · STP - Bookkeeping	\$ 12,593.00	\$ 13,737.82	\$ 16,000.00	\$ 16,000.00
11.6340 · STP - Printing/Office Supplies	\$ -	\$ -	\$ -	\$ 1,000.00
11.6352 · STP - Utilities	\$ 122,684.00	\$ 147,220.80	\$ 155,000.00	\$ 155,000.00
11.6353 · STP - Insurance	\$ 44,277.00	\$ 44,277.00	\$ 37,000.00	\$ 50,000.00
11.6355 · STP-Administrative Fee	\$ 1,845.00	\$ 2,214.00	\$ 2,000.00	\$ 2,000.00
11.6359 · STP - Other Expense	\$ 139.00	\$ 151.64	\$ 25,000.00	\$ 25,000.00
11.6360 · STP- Garbage	\$ 23,474.00	\$ 25,608.00	\$ 15,000.00	\$ 32,000.00
Total Expense	\$ 927,213.00	\$ 1,099,850.45	\$ 948,900.00	\$ 980,100.00
Net Ordinary Income	\$ (29,805.00)	\$ (22,960.85)	\$ -	\$ -

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 105
NOTICE REGARDING PROPOSED CONTINGENT FEE CONTRACT
FOR LEGAL SERVICES**

(Given pursuant to Section 2254.1036, Texas Government Code)

Notice is hereby given pursuant to Section 2254.1036(a), Texas Government Code, that the Board of Directors (the “Board”) of Harris County Municipal Utility District No. 105 (the “District”), at its public meeting to be held at 6:00 p.m. on Tuesday, September 22, 2026, at 777 North Eldridge, Suite 500, Houston, Texas 77079, and by videoconference as stated in the notice of said meeting, will consider entering into a contingent fee contract for legal services with the law firms of Friedman, Dazzio & Zulanas, P.C., and Roach Goodall (together, the “Firms”), as joint special litigation counsel. In connection with that proposed contract, the District states the following:

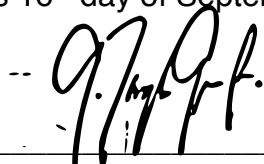
1. **Reasons for pursuing the matter and desired outcome.** On or about July 25, 2026, a release of chlorine gas occurred at the District’s Water Plant No. 1, causing damage to District facilities and equipment. The District intends to pursue claims against the parties responsible for the release to recover the costs of repairing and restoring its facilities and its other damages arising from the release. The outcome desired by the District is a recovery, by settlement or judgment, that fairly compensates the District for its damages, so that those costs are not borne by the District and its residents.
2. **Competence, qualifications, and experience of the Firms.** Friedman, Dazzio & Zulanas, P.C. has substantial experience representing water utilities, water authorities, and other public entities in complex litigation, including the representation of more than thirty-five (35) water authorities, districts, and municipal water systems in contamination and related damage claims in multiple states, and has significant trial experience in matters of the type at issue. Roach Goodall serves as general counsel to the District, is experienced in the representation of Texas municipal utility districts, and is familiar with the District, its facilities, and its operations. The Firms will jointly provide the legal services under the proposed contract.
3. **Relationship with the District.** Roach Goodall serves as general counsel and bond counsel to the District under a separate agreement providing for the District’s general legal representation. Friedman, Dazzio & Zulanas, P.C. has no relationship with the District, the Board, or any member of the Board other than communications concerning the matter described above and the proposed engagement.
4. **Reason the legal services cannot be adequately performed by the attorneys and supporting personnel of the District.** The District has no employees and therefore has no attorneys or supporting personnel of its own; all of the District’s legal services are performed by outside counsel. The District’s existing general

counsel engagement covers the general, administrative, and transactional legal work of the District and does not extend to litigation of the nature contemplated, which is expected to require additional resources and litigation experience of the kind the Firms would jointly provide.

5. **Reason the legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees.** Litigation of this nature is expected to require a significant commitment of attorney time and expert and other litigation expenses over an extended period, and the amount and timing of any recovery cannot be predicted. Because of the nature of the matter, an engagement providing only for the payment of hourly fees would require the District to commit funds to fees and expenses regardless of outcome, for which the District has not budgeted and which it does not consider a prudent use of District funds. Under these circumstances, the legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees.
6. **Reasons entering into a contingent fee contract for legal services is in the best interest of the residents of the District.** Under the proposed contingent fee contract, attorney's fees will be payable only out of amounts actually recovered, and District funds will not be expended on hourly legal fees for this matter. The arrangement allows the District to pursue its claims without diverting District funds from operations, maintenance, and debt service, and aligns counsel's compensation with the District's recovery. For these reasons, entering into the contingent fee contract is in the best interest of the residents of the District.

The proposed contract will be considered and acted upon by the Board in the open meeting described above, called in part for the purpose of considering the matters stated in this notice. Any contingent fee contract approved by the Board is subject to review by the Texas Attorney General under Section 2254.1038, Texas Government Code, and is public information under Section 2254.1037, Texas Government Code.

Posted this 16th day of September, 2026.

A handwritten signature in black ink, appearing to read "T. Goodall", is written over a horizontal line.

Taylor Goodall, Attorney for the District