NEWPORT MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

June 23, 2026

The Board of Directors ("Board") of Newport Municipal Utility District ("District") met at 16401 Country Club Drive, Crosby, Texas, on June 23, 2026, in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

DeLonne L. Johnson, President
R. Gary Hasse, Vice President
Deborah Florus, Secretary
Brandon Lankford, Director

and the following director absent:

None.

Also present Don Cox, Billy Killian, Kelly Shipley, Brent Fleischer, Rich Harcrow, Andrea Martin, Debbie Shelton, Brittni Silva, Jorge Diaz, Lori G. Aylett and Douglas McNiel.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The President entertained public comments. Mr. Don Cox requested additional information regarding the agenda items involving Harris County MUD No. 578. The Board provided general information regarding the existing agreement and the proposed amendment and supplements to be considered at today's meeting. The operator also agreed to coordinate with MUD 578 to get Mr. Cox a map of MUD 578.

2. Minutes of the meeting of May 21, 2026, were presented for the Board's review and approval. Upon unanimous vote, the minutes were approved as presented.

3. Billy Killian provided a garbage collection report. Mr. Killian then requested the Board approve the contractually permitted fuel surcharge adjustment for fuel to remain in place until fuel prices fall below $3.75/gallon. Mr. Killian noted that this would increase the bill by $1,800. After discussion, upon unanimous vote, the Board approved the fuel surcharge adjustment on a temporary basis.

4. Kelly Shipley presented the engineer's report, a copy of which is attached. First, Ms. Shipley presented a request for an out-of-district service contract from Black Eye Properties LLC for the proposed commercial tract located at 17225 Crosby Huffman Road, Crosby, Texas 77532. Ms. Shipley requested authorization to begin the feasibility study to supply water service to the tract. Next, Ms. Shipley requested approval of the utility commitment letter to Newport Plaza, LLC for 16.8 equivalent single-family connections (ESFCs) of water. Then, Ms. Shipley relayed a request from the Harris Galveston Subsidence District (HGSD) that Newport consider a partnership with the HGSD for an alternate water feasibility study for northeast Harris

County. The HGSD would like to evaluate Newport's ability to provide surface water in northeast Harris County. After discussion, upon unanimous vote, the Board approved the engineer to begin the feasibility study, approved the utility commitment letter to Newport Plaza, LLC, and approved the engineer to coordinate a meeting with the HGSD.

Next, Ms. Shipley presented updates for developer projects. Ms. Shipley presented Change Order No. 1 for Water, Sanitary Sewer, Force Main, Drainage and Detention Facilities to Serve Enclave at Newport Section 1 to Blazey Construction Services, LLC increasing the contract price by $433,097.36 for additional coordination with Harris County Precinct 4 along South Diamondhead Boulevard, along with a supporting resolution to be provided to the Texas Commission on Environmental Quality. The engineer recommended District concurrence in the change order. Then, Ms. Shipley presented Progress Estimate No. 2 for Construction of the Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve North Diamondhead Boulevard Phase 2 and Newport Pointe Section 6 in the amount of $245,269.04. After discussion, upon unanimous vote, the Board approved Change Order No. 1 and Progress Estimate No. 2.

Then, Ms. Shipley presented updates on District projects. First, Ms. Shipley presented Pay Application No. 16 to Industrial TX Corp. for Surface Water Treatment Plant Expansion in the amount of $378,218.75. Then, Ms. Shipley presented Pay Application No. 1 to Ram Rod Utilities, LLC for Sanitary Sewer Phase 7 Rehabilitation in the amount of $76,557.42. Then, Ms. Shipley presented Pay Application No. 3 to All Team Solutions, LLC for Sanitary Sewer Phase 8 Manhole Rehabilitation in the amount of $40,320. Then, Ms. Shipley presented Pay Application No. 1 to ACE Pipe Cleaning, Inc. for Sanitary Sewer Phase 9 Rehabilitation in the amount of $403,065. After discussion, upon unanimous vote, the Board approved Pay Application No. 16, Pay Application No. 1, Pay Application No. 3, and Pay Application No. 1.

Lastly, Ms. Shipley noted that the District has procured grant funding for the Sanitary Sewer Phase 10 project and that the grants may require the execution of related documents by the Board President. After discussion, upon unanimous vote, the Board authorized Director Johnson to sign grant documents related to the Sanitary Sewer Phase 10 project.

Upon unanimous vote, the Board approved the remainder of the engineer's report as presented.

5. The Board reviewed the attached Order Authorizing Filing of Application for Approval of Texas Commission on Environmental Quality of District Engineering Project and Issuance of Bonds for Newport Municipal Utility District. Upon unanimous vote, the Board approved the order and application as presented.

6. The Board tabled the First Amendment to the Water Supply and Groundwater Reduction Contract with Harris County Municipal Utility District No. 578, as the draft has not yet been received from counsel for MUD 578.

7. The Board discussed a proposed Cost-Sharing Agreement with Harris County MUD 578 to upsize certain water lines for the benefit of Newport MUD. The attorney requested approval to share the draft of the Cost-Sharing Agreement with Harris County MUD 578's attorney after receipt and incorporation of comments from the District's engineers. Upon

unanimous vote, the Board authorized the attorney to share the draft of the Cost-Sharing Agreement with Harris County MUD 578's attorney after engineering review is complete.

8. The office and meeting building committee presented updates. Director Hasse led a discussion regarding the building plans. Director Hasse and the engineer will coordinate required survey work for the building site.

9. Lori Aylett presented an attorney's report. First, she relayed a request from the developer of Newport Grove that the District also accept conveyance of the Restricted Reserve K adjacent to Newport Grove Park. Ms. Aylett then informed the Board that Verizon Wireless has returned to the District to discuss a lease agreement that would involve placement of cell tower antennas on the District's elevated storage tank. After discussion, upon unanimous vote, the Board accepted conveyance of the Restricted Reserve K adjacent to Newport Grove Park and authorized the attorney to engage in discussions with Verizon Wireless.

10. Debbie Shelton a financial advisor's report. Ms. Shelton reviewed the Cash Flow Analysis for the District's Series 2026 water, sewage, and drainage bonds.

11. Brittni Silva presented a tax assessor collector's report, a copy of which is attached. The District's 2025 taxes were 96.72% collected. Seven (7) checks were presented for the Board's review and approval, and one (1) wire transfer was made. Defined Area No. 1's 2025 taxes were 90.88% collected. No checks were presented for the Board's review and approval, and one (1) wire transfer was made. The Defined Area No. 2's 2025 taxes were 100% collected. No checks were presented for the Board's review and approval, and zero wire transfers were made. Upon unanimous vote, the Board approved the tax assessor collector's report as presented.

12. Jorge Diaz presented a bookkeeper's report, a copy of which is attached. Upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized payment of bills with checks listed thereon.

13. Rich Harcrow and Andrea Martin presented the operations and billing collections report, a copy of which is attached. The District accounted for 97% of the water produced. The wastewater treatment plant operated within permit. There were three (3) new taps made for the month. Total current billing was $525,878.74, and the District received collections from prior months of $553,347.36. Lastly, the operator presented the proposal from Citywide Audio Video Security LLC for an updated wireless security system at the District's Surface Water Treatment Plant in the amount of $18,886.10. Upon unanimous vote, the Board approved the report as presented and accepted the proposal from Citywide Audio Video Security LLC.

14. The attorney then requested authorization for her firm to work with the operator to compile and submit to CenterPoint Energy the information required to comply with the emergency operations and critical load status for District facilities. This report will register with CenterPoint Energy and other emergency operations agencies the District's critical water and wastewater infrastructure, and those facilities will be given priority for restoration of service after a hurricane or other disaster. In addition, the attorney will submit contact information to emergency operations agencies for the County and the State, as required by law.

15. The Board reviewed a Consumer Confidence Report (the "CCR"). Upon unanimous vote, the Board approved the CCR as presented and authorized its distribution through a URL on the water bill.

16. Mr. Harcrow presented the parks and recreational facilities report, a copy of which is attached. Mr. Harcrow informed the Board that 1,801 key fobs have been issued as of December 2025.

17. The Board reviewed the Order Adopting Rules and Regulations for District Parks, Recreational Areas and District Property, Facilities, Easements and Rights-of-Way. Upon unanimous vote, the Board approved the attached Order Adopting Rules and Regulations for District Parks, Recreational Areas and District Property, Facilities, Easements and Rights-of-Way.

18. No developer's report was presented.

19. The attorney provided an update on the Structure Lease Agreement with New Cingular Wireless PCS, LLC. The attorney requested approval to send the final signed agreement to New Cingular Wireless PCS, LLC. After discussion, upon unanimous vote, the Board authorized the attorney to send the final signed Structure Lease Agreement to New Cingular Wireless PCS, LLC.

20. The Board reviewed the Arbitrage Rebate Calculations for the 10th Year Computation Period for the Series 2016 Waterworks and Sewer System Bonds. The report showed $0.00 total rebatable arbitrage proceeds.

21. The Board discussed public education and outreach. Director Florus will coordinate with the website manager. The Board discussed possible topics including hurricane preparedness, water conservation, and descriptions and photos of ongoing District projects.

22. Ms. Aylett did not present any groundwater reduction contract for review.

23. No executive session was held.

24. There was no pending business discussed.

25. Under public comments, Don Cox asked additional questions regarding the District's contracts with MUD 578. Director Hasse addressed Mr. Cox's comments.

There being no further business to come before the Board, the meeting was adjourned.

Secretary