

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**  
Minutes of Meeting of Board of Directors  
September 21, 2021

The Board of Directors (“Board”) of Northwest Harris County Municipal Utility District No. 9 (“District”) met by teleconference in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

G. Ronald Mitchell, President  
Donald L. Sheriff, Vice President  
Coy L. Baskin, Sr., Secretary  
Frank Ferraro, Director

and the following absent:

Mike Rogers, Director

Also present were Ms. Wendy Ramirez of BKD; Mr. Bob Ideus of Municipal Business Services, Inc.; and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P and the following by telephone; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Josh Maas of M. Marlon Ivy & Associates; and Mike Rogers.

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

1. The Board considered the minutes of the meetings of August 17, 2021 and September 7, 2021 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Bob Ideus who presented the attached bookkeeper’s report. Mr. Ideus reviewed invoices and a schedule of District investments. The Board also reviewed the general fund comparison of actual versus budgeted revenues and expenditures for the fiscal year ending September 30, 2020. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then considered the attached Resolution Adopting Operating Budget for the Fiscal Year Ending September 30, 2022, and upon unanimous vote, the budget was approved by the Board.

4. The Board then recognized Ms. Wendy Ramirez of BKD who presented a proposal for performing the District’s audit for the fiscal year ending September 30, 2021. The Board noted the estimated fee of \$20,2000. After discussion, upon unanimous vote, the Board approved the proposal.

5. The Board then recognized Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2020 taxes to be 99% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

6. The Board then considered the District's tax rate. The Board considered the attached Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2021 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. After discussion, upon unanimous vote, the Board adopted the attached Resolution and authorized publication of a Notice of a Public Hearing at which the Board will consider adoption of a total 2021 tax rate of \$0.3725 per \$100 assessed valuation, which the Board noted consists of a debt service tax rate of \$0.048 and a maintenance tax rate of \$0.3245.

7. The Board then recognized Mr. Ronald Koehn who reviewed the engineer's report. The engineer received, reviewed, approved, and forwarded revised site utility plans for the McCracken Apartments to the operator for calculation of fees. The project is under construction. A Notice to Proceed was issued February 11, 2021 for the Water Plant No. 2 painting project. The contractor has substantially completed painting of the GST, building, piping and generator, and currently painting the elevated storage tank. The engineer received request for capacity and utility locations for a 28-unit apartment development on 2.1-acre tract on Jones Road, between Saathoff Drive and Mills Road. The engineer received and reviewed plans and forwarded them to the Operator for calculation of tap fees. The engineer updated the capacity commitment on October 30, 2020 to the Residences at Arbor Oaks, L.P. for a proposed 192-unit apartment complex. The engineer has reviewed and approved utility plans. The engineer received a plat showing the owner as the Harris County Housing Authority and prepared the requested letter of no objection and presented it for Board approval. After discussion, upon unanimous vote, the Board approved the engineer's report as presented.

8. The Board then considered the settlement of the District's claims against Bennett Construction. The Board reviewed the terms of the settlement in detail. Upon motion duly made, seconded and unanimously carried, the Board approved the repairs subject to comment.

9. The Board then considered the Order for Adoption of Schedule of Water and Sewer Fees and Rates. Upon motion duly made and seconded, the Board approved the Order as presented.

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

  
Secretary

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**  
**AMENDED NOTICE OF PUBLIC MEETING**


Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, September 21, 2021.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of August 17 and September 7, 2021
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Resolution Adopting Operating Budget for Fiscal Year Ending September 30, 2022
4. Engage Auditor for F.Y.E. September 30, 2021
5. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
6. Review Truth in Taxation Calculations for District's 2021 Tax Rates; Adopt Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2021 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
7. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
8. Settlement of Claims Against Bennett Construction
9. Order for Adoption of Schedule of Water and Sewer Fees and Rates
10. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
11. Pending Business



  
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J. Davis Bonham, Jr.,  
Attorney for the District