

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

October 19, 2021

The Board of Directors (“Board”) of Northwest Harris County Municipal Utility District No. 9 (“District”) met at 12779 Jones Road, Houston, Harris County, Texas 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 Mr. Ronald Koehn of Koehn & Associates; Mr. Josh Maas of M. Marlon Ivy & Associates; 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; 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 September 21, 2021 and October 5, 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 recognized Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2021 taxes to be 0% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

4. The Board acknowledged publication of Notice of a Public Hearing to consider the 2021 tax rate. The Board opened the meeting for public comment or question and, hearing none, the hearing was closed.


5. The Board then considered the Order Adopting Appraisal Roll and Levying Tax for 2021. Upon motion duly made, seconded and unanimously carried, the Board

adopted the attached Order accepting the final appraisal roll and setting a debt service tax rate of \$0.048 for each \$100 of assessed valuation shown on such appraisal roll, and a maintenance and operations rate of \$0.3245 per \$100 valuation. The Board then considered the Amendment to Statement of Directors. Upon motion duly made, seconded and unanimously carried, the Board authorized the filing of the Amendment to Statement of Directors.

6. 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 proposed Change Order No. 3. 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 and attorney participated in a conference call with prospective developer of a 304 unit, tax exempt, apartment complex at Oak Hollow and received a request for estimated tap and inspection fees, including a Nontaxable Entity Fee. The engineer will work with the operator on estimated fees. After discussion, upon unanimous vote, the Board approved the engineer's report as presented.

7. The Board discussed the District's emergency preparedness plan and requested that the engineer ensure that the plan is up to date.

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


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9
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, October 19, 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 September 21 and October 5, 2021
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Public Hearing on Proposed 2021 Tax Rate
5. Order Adopting Appraisal Roll and Levying Tax for 2021; Amendment to Statement of Directors
6. 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
7. Emergency Preparedness Plan
8. 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
9. Pending Business





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