

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**

Minutes of Meeting of Board of Directors

May 17, 2022

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. Bob Ideus of Municipal Business Services, Inc.; Mr. Josh Maas of M. Marlon Ivy & Associates; and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

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 April 19, 2022, and May 3, 2022 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board acknowledged a certification by the District’s Secretary regarding election of directors by cancelation of the May 7, 2022 directors election. G. Ronald Mitchell and Donald L. Sheriff executed oaths of office, statement of directors, and letters of representation, and the Board acknowledged the director’s qualifications to continue to serve. Upon motion duly made, seconded and unanimously carried, the Board approved the oaths and certificates as presented.

3. The Board discussed the election of officers and agreed that the current officers should remain in their positions.

4. The Board then recognized Bob Ideus who presented the bookkeeper’s report. The Board 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, 2021. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

5. The Board then reviewed the tax assessor/collector's report reflecting the District's 2021 taxes to be 98.3% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

6. The Board recognized Ronnie Koehn who presented the engineer's report. The engineer is working with NHCRWA on Project 28E and has submitted 100% complete plans

for review. There is no current update. The engineer has reviewed final Cypress N. Houston improvement plans and is working with Harris County on conflicts with Marwood Estates' 8" water line located within right-of-way. The engineer has determined that Marwood Estates' 2" force main is not in conflict and has requested Harris County concurrence. There is no current update. A Notice to Proceed for the water plant no. 2 painting was issued February 11, 2021. The contractor has substantially completed painting of the GST, building, piping, generator and elevated storage tank interior. CenterPoint has de-energized the power line in order to complete the elevated storage tank exterior. The contractor is approximately 90% complete with elevated storage tank exterior. The engineer received a 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 project is under construction. The perspective developer has inquired about the possibility and process to abandon the 15-foot sanitary sewer easement at 13200 Jones Road. The District has no facilities within the easement. The engineer updated a 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 and forwarded to Operator for calculation of tap and inspection fees. Tap fees include a Nontaxable Entity Fee. The project is under construction. In September 2021, The Springs Events, LLC purchased the northern building and northern portion of the tract known as "All About Music" at the northeast corner of Cypress North Houston at McCracken Circle and proposes to refurbish the building for a catering kitchen and showroom to serve their various wedding venues. The entire site is served by a single water meter and a private sewage lift station with no apparent service agreements between the two owners. The Springs Events, LLC has provided a \$2,000 check to the District for project review and approvals. There is no current update. The engineer has issued capacity commitments for two proposed town home projects within Regency Green. A 26 ESFC for 51 units on 4.5 acres adjacent to WP#2 and a 43 ESFC for 88 units on 8.7 acres adjacent to Regency Forest. Plans on 4.5 acres have been received by the engineer and are being reviewed. The engineer has issued capacity commitments to Blazer Building for a proposed 325 unit multifamily development on subject 16 acre tract. The developer has estimated the taxable value of the completed development at \$35,750,000. There is no current update. The engineer presented a report from Stormwater Solutions. The Board reviewed the report in detail and noted two proposals for repairs to be completed. After discussion, upon unanimous vote, the Board approved the engineer's report and proposals as presented.

7. The Board recognized Josh Maas who addressed the Board regarding recent water main breaks. The operator informed the Board that one repair is substantially complete and the other repair on Jones Road will begin soon.

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, May 17, 2022.**

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 April 19 and May 3, 2022
2. Approve Certificates of Election; Approve Qualifications of Newly Elected Directors; Conflict of Interest Disclosures (all directors); Open Meetings and Public Information Training; Accept oaths and statements of elected officials
3. Election of Officers
4. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
5. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
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. 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
8. Pending Business



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