

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

June 21, 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.; Ms. Michelle Guerrero of Bob Leared Interests; and the following by telephone; 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 May 17, 2022, and June 7, 2022 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 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. The Board then considered a Depository Pledge Agreement for the District’s tax account with Allegiance Bank. After discussion, the Board approved the agreement and authorized moving District funds to Allegiance Bank.

3. The Board then reviewed the tax assessor/collector's report reflecting the District's 2021 taxes to be 98.5% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

4. The Board then considered an amendment to the tax assessor-collector’s contract. The Board reviewed the terms of the contract. Upon motion duly made and seconded, the Board unanimously approved the contract amendment as proposed.

5. 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. The contractor has substantially completed painting of all water plant no. 2 facilities, except the new doors on the control building and elevated tank and is working on paint touch up and site clean-up. 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 engineer provided a capacity commitment on June 8, 2022 for the proposed 105,000 square foot Adara Ilan office development.

6. 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. The Springs Events, LLC has submitted a site plan, plumbing plans and lift station plans. The engineer reviewed and forwarded the plans to the operator for calculation of tap fees. 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 approved by the engineer and are at Harris County for final approvals. 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. After discussion, upon unanimous vote, the Board approved the engineer's report and proposals as presented.

7. Mr. Ideus reviewed the ethics letter with the Board and stated he had no relationships to disclose. Upon motion duly made, seconded and unanimously carried, the Board unanimously approved the investment officer disclosure and authorized the attorneys to file it with the Texas Ethics Commission and in the District's records as required by law.

8. The Board considered the submission of emergency operations information and the application for critical load statues. The operator informed the Board that all necessary information has been submitted as required by law.

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, June 21, 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 May 17 and June 7, 2022
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. Tax Assessor Collector Contract Amendment
5. 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
6. Review Ethics Letter and Update by Investment Officer
7. Submission of Emergency Operations Information; Application for Critical Load
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