

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

July 19, 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. David Beyer of Storm Water Solutions; Mr. Ronald Koehn of Koehn & Associates; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; 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 June 21, 2022, and July 5, 2022 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The President of the Board then executed a Certificate of Election indicating that Director Rogers was elected without opposition to serve an additional four-year term on the Board. The newly elected director presented his Statement of Appointed/Elected Officer and Letter of Qualification. The President then administered the Oath of Office. The Board accepted the Oath of Office, and the director participated in the remainder of the meeting. The Board also acknowledged that Director Rogers had completed a conflicts disclosure questionnaire.

3. 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.

4. The Board then reviewed the draft budget for the fiscal year ending September 30, 2023. The Board will consider the budget for approval at next month’s meeting.

5. The Board then reviewed the tax assessor/collector's report reflecting the District's 2021 taxes to be 98.8% 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. The contractor has completed painting of all water plant no. 2 facilities and is working on 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. There is no current update. The engineer reviewed the site, plumbing and lift station plans submitted by the Spring Events, LLC and forwarded them to the operator for the calculation of tap fees. The engineer has issued capacity commitments for two proposed town home projects within Regency Green. The plans for 51 units on 4.5 acres adjacent to water plant no. 2 have been approved by the engineer and Harris County. The plans for 88 units on 8.7 acres adjacent to Regency Forest have been received and are being reviewed by the engineer. 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. The Board recognized the operator who addressed the Board regarding the repair of the District's well. The operator informed the Board that the repairs are nearing completion and that he hopes to have the well back in service in the next few weeks.

8. The Board recognized David Beyer who addressed the Board regarding the maintenance and repair of the District's drainage facilities. Mr. Beyer reviewed the monthly report with the Board. Mr. Beyer then presented a proposal for the replacement of storm sewer pipes at the Marwood Village detention pond. Mr. Beyer informed the Board that the pipes cannot be repaired and must be replaced. Mr. Beyer then presented a proposal for the reconstruction of the Marwood Village detention pond pump station. Mr. Beyer reviewed the proposed work in detail with the Board. Upon motion duly made, seconded, and unanimously carried, the Board approved the report and both proposals 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

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, July 19, 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 June 21 and July 5, 2022
2. Approve Qualifications of Newly Elected Director; Conflict of Interest Disclosure; Open Meetings and Public Information Training; Accept oath and statement of elected official
3. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
4. Review draft budget for Fiscal Year Ending September 30, 2023
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





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