

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors
September 20, 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. Jim Notware of the Noteware Companies, Alan Hirschman of DEC, Ms. Wendy Ramirez of Forvis, Mr. Ronald Koehn of Koehn & Associates; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. David Beyer of Storm Water Solutions; 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 August 16, 2022, and September 6, 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.

3. The Board then considered the attached Resolution Adopting Operating Budget for the Fiscal Year Ending September 30, 2023, and upon unanimous vote, the budget was approved by the Board.

4. The Board then recognized Ms. Wendy Ramirez of Forvis, LLP who presented a proposal for performing the District’s audit for the fiscal year ending September 30, 2022. After discussion, upon unanimous vote, the Board approved the proposal.

5. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2021 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 2022 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 2022 tax rate of \$0.35 per \$100 assessed valuation, which the Board noted consists of a debt service tax rate of \$0.042 and a maintenance tax rate of \$0.308.

7. The Board recognized Ronnie Koehn who presented the engineer's report. The contractor has completed painting of all water plant no. 2 facilities and is working on site clean-up and the engineer continues to hold final payment. The Arbor Oak Apartment project is under construction. The engineer has submitted the plan for relocations at the intersection of Mill Ridge Drive and Saathoff Drive to the County and is awaiting their approval. The engineer received a request for annexation and utility service to serve a proposed office building on a tract within the Saathoff tract. The developer is revising the proposed site plan to allow for the required easements to accommodate a public water line extension. The engineers received an inquiry about annexation and service to serve a single-family home rental development on approximately 20.5 acres. After discussion, upon unanimous vote, the Board approved the engineer's report as presented.

8. The Board tabled consideration of an Agreement for Annexation and Utility Service.

9. The Board recognized Jim Noteware and Alan Hirschman who addressed the Board regarding the Regency Green and Regency Oaks tracts. Mr. Noteware informed the Board that there will be no changes to the proposed projects and requested that the District consent to the assignment of the reimbursement agreements from FFS Investments Nos. 38 and 39 to the entity that will develop the sites. The Board agreed that such consent would be acceptable with the understanding that the projects will be constructed exactly as proposed.

10. David Beyer reviewed the monthly drainage facility maintenance report with the Board. Upon motion duly made, seconded, and unanimously carried, the Board approved the report 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, September 20, 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 August 16 and September 6, 2022
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, 2023
4. Engage Auditor for F.Y.E. September 30, 2022
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 2022 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 2022 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. Agreement for Annexation and Utility Service
9. Developer's Report
10. Detention Pond Maintenance Report
11. 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
12. Pending Business





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