

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**  
Minutes of Meeting of Board of Directors  
March 21, 2023

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. Bob Ideus of Municipal Business Services, Inc.; Ms. Wendy Ramirez of Forvis; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Sergio Torres of M. Marlon Ivy & Associates; Mr. David Beyer of Stormwater Solutions; 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 February 21, 2023, and March 7, 2023 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. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then recognized Mrs. Wendy Ramirez of Forvis who presented the audit report for the fiscal year ended September 30, 2022. The Board reviewed the report, including the management discussion and analysis and a management letter presented by the auditor. After review and discussion, upon unanimous vote, the Board approved the audit report and authorized the attorney to file the report with the Texas Commission on Environmental Quality as required by law.

4. The Board then considered the attached Resolution confirming review of the District’s investment policy, and upon unanimous vote, the Resolution was adopted by the Board.

5. The Board then discussed the state law requirement to review the District's investments in compliance with Senate Bill 253. The Board acknowledged a notation on the investment officer's quarterly investment report reflecting that the investment officer has reviewed the list of scrutinized companies published by the State Comptroller and has confirmed the District's compliance with Senate Bill 253.

6. The attorney for the District then discussed with the Board the filing of certain financial information with the Texas Comptroller's Office as required by law. The Board discussed the matter and authorized the attorney to prepare and file the required report.

7. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2022 taxes to be 96.1% collected and the District's 2021 taxes to be 99.3% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

8. The Board recognized Ronnie Koehn who presented the engineer's report. The Jones Road boutique apartment project is under construction. Per the developer, the project at 13200 Jones Road has been shelved. The Arbor Oaks apartment project is under construction. Plans for two proposed town home project sites have been approved by the engineer and Harris County. The engineer has issued an updated capacity commitment to Blazer Building for a proposed 325-unit multifamily development on subject 16-acre tract. The developer has estimated a taxable value of completed development at \$35,750,000 for the Grant Road at Oak Hollow Drive project. The engineer received a request for annexation and utility service to serve a proposed office building on a tract within the Saathoff tract. An Annexation and Reimbursement Agreement has been executed. The engineer has prepared annexation documents and submitted to Attorney's office. The engineer received a request for capacity and plan review for a proposed Special Needs Day Care Center, adjacent to Harris County Library. The engineer has approved plans and issued a capacity reservation letter. The engineer has forwarded an approved utility plan to the operator for calculation of tap and inspection fees. The engineer received plans from Harris County for proposed drainage improvements at the intersection of Mill Ridge Drive and Saathoff Drive which requires relocation of some District facilities in the area. The engineer submitted the plan for relocations to the County and received approval. The utility relocations have been completed. In conjunction with the required utility relocations at Mill Ridge Drive and Saathoff Drive intersection and the current fill placement on Saathoff tract, the engineer requested additional information from Harris County and received a drainage report for the area that was prepared in February 2022. The engineer is reviewing the report and has determined that fill dirt on Saathoff tract is coming from an Apartment development located at 13611 Perry Road but has not been able to locate a proposed fill plan. After discussion, upon unanimous vote, the Board approved the engineer's report as presented.

9. The Board considered the Resolution for Adoption of Order Establishing Rules, Policy and Rates for Water and Sewer Service and the Order for Adoption of Schedule of Water and Sewer Fees and Rates. Upon motion duly made and seconded, the Board approved the Resolution for Adoption of Order Establishing Rules, Policy and Rates for Water and Sewer Service and the Order for Adoption of Schedule of Water and Sewer Fees and Rates.

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, March 21, 2023.**

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 February 21, 2023 and March 7, 2023
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Audit Report for Fiscal Year Ended September 30, 2022
4. Resolution Approving Review of Investment Policy, Strategies & Objectives
5. Authorize Continuing Disclosure Compliance filing
6. Annual Report to Texas Comptroller Pursuant to Texas Local Government Code
7. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
8. 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
9. Resolution for Adoption of Order Establishing Rules, Policy and Rates for Water and Sewer Service; Order for Adoption of Schedule of Water and Sewer Fees and Rates
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



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