

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

Minutes of Meeting of Board of Directors

August 15, 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. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. David Beyer of Stormwater 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 July 18, 2023 and August 1, 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. Mr. Ideus noted that a fraudulent check was discovered as well as three fraudulent ACH charges. The Board noted that the fraudulent check and ACH charges total approximately \$6,200. Mr. Ideus informed the Board that he has notified the bank in a timely manner and the Board authorized him to take all steps necessary to recover the funds. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then reviewed the draft budget for the fiscal year ending September 30, 2024. The Board will consider the budget for approval at next month’s meeting.


4. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2022 taxes to be 98.9% collected. The Board reviewed the District’s delinquent accounts and a recommendation from the District’s delinquent tax attorney to move certain uncollectable business personal property accounts to the District’s uncollectable roll. The Board approved the moving the accounts to the uncollectable roll as recommended. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

5. The Board tabled discussion of the Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2023 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish or Mail the Notice of the Public Hearing.

6. The Board recognized Ronnie Koehn who presented the engineer's report, including updates with respect to the North Harris County Regional Water Authority. The engineer has received a request for capacity and utility locations for an apartment development on Jones 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 updated the capacity commitment 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 the operator for calculation of tap and inspection fees. Tap fees include a Nontaxable Entity Fee. The project is under construction. The engineer received a request for annexation and utility service to serve a proposed office building on a tract within the Saathoff tract. The Annexation and Reimbursement Agreement has been executed. The Annexation has been approved by City of Houston. The engineer received water and sanitary sewer extension plans for review, and requested and received a \$2,000 plan review deposit. The water line extension plans have been approved by TCEQ. The engineer received a request for capacity and plan review for proposed Special Needs Day Care Center, adjacent to the Harris County Library. The engineer has approved plans and issued a capacity reservation letter. The engineer has forwarded the approved utility plan to the operator for calculation of tap and inspection fees. The project is under construction. In regard to the current fill placement on Saathoff tract, the engineer requested additional information from Harris County and has received a drainage report for the area that was prepared in February 2022. The engineer has reviewed 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. The drainage report indicates the addition of approximately 7.3 acres to the drainage area of the Mill Ridge North. Harris County Precinct 3 has agreed to investigate and perform a video survey of a portion of the Mill Ridge North drainage system to ensure proper operating condition. The application to the TCEQ for the wastewater treatment plant permit renewal and reduction in flow to 0.95 MGD has been submitted to the TCEQ. A topography survey was performed at the detention pond at Jones Road Manor which indicated that the current capacity is sufficient to meet the permitted capacity requirement. The engineer recommends working with Storm Water Solutions to determine the extent of grading needed for proper pond flow and drainage. After discussion, upon unanimous vote, the Board approved the engineer's report as presented.

7. The Board recognized David Beyer who 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**

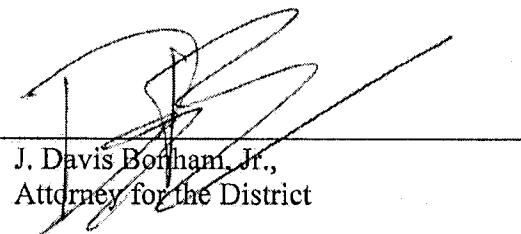
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, August 15, 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 July 18, 2023 and August 1, 2023
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Review draft budget for FYE September 30, 2024
4. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
5. Review Truth in Taxation Calculations for District's 2023 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 2023 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
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. Detention Pond Maintenance Report
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 Borham, Jr.,  
Attorney for the District