

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

October 2, 2023

The Board of Directors (the "Board") of Northeast Harris County Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 2nd day of October, 2023, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Jim Moffatt	President
Keith Jaehne	Vice President
Tonya Nunez	Asst. Vice President
Ellen Crocker	Secretary
Ted Gaylord	Assistant Secretary

and all the above were present except Director Nunez, thus constituting a quorum.

Also attending the meeting were Greg McGrath of McGrath & Co. PLLC ("McGrath"); JC Reno of Storm Water Solutions; Renee Butler of McLennan & Associates, L.P.; Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Mike Williams and Ryan Vaughan of Municipal Operations & Consulting, Inc. ("MOC"); Jason Hajduk of IDS Engineering Group; Aaron Alford of Woodmere Development Company Ltd.; and Greer Pagan and Kerri Houck of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the September 11, 2023, regular meeting. After review and discussion, Director Gaylord moved to approve the minutes of the September 11, 2023, regular meeting. Director Crocker seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END MAY 31, 2023

Mr. McGrath presented and reviewed the District's audit for the fiscal year ending May 31, 2023. After review and discussion, Director Gaylord moved to approve the audit for the fiscal year ending May 31, 2023, subject to attorney review, and direct that it be

filed appropriately and retained in the District's official records. Director Jaehne seconded the motion which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Butler presented and reviewed the bookkeeper's report, a copy of which is attached, and presented the District's bills for payment. Following review and discussion, Director Moffatt moved to approve the bookkeeper's report, including payment of the bills, as presented. Director Jaehne seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report with the Board, a copy of which is attached. Following review and discussion, Director Gaylord moved to approve the tax assessor/collector's report and the payment of the bills contained in the tax assessor/collector's report. Director Crocker seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Mr. Pagan stated that notice was published of the public hearing to be held at the October 2, 2023, meeting regarding adoption of the District's 2023 tax rate. The Board opened the public hearing regarding the District's proposed tax rate of \$1.14 per \$100 of assessed valuation, with \$0.68 allocated for debt service, and \$0.46 allocated for operations and maintenance. There being no members of the public in attendance who wished to address the Board, the public hearing was closed.

The Board considered adopting an Order Levying Taxes reflecting the proposed 2023 tax rate. The Board then considered authorizing the execution of an Amendment to Information Form to reflect the 2023 tax rate.

Following review and discussion, Director Crocker moved to (1) adopt the Order Levying Taxes, reflecting the adopted tax rate of \$1.14 per \$100 of assessed valuation, with \$0.68 allocated for debt service, and \$0.46 allocated for operations and maintenance; (2) authorize execution of the Amendment to Information Form and to authorize filing with Harris County and the Texas Commission on Environmental Quality; and (3) direct that the Order and Amendment to Information Form be filed appropriately and retained in the District's official records. Director Jaehne seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Vaughan presented and reviewed the operator's report, a copy of which is attached. Following review and discussion, Director Gaylord moved to approve the operator's report. Director Crocker seconded the motion, which passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Vaughan reviewed the termination list reflecting delinquent water and sewer accounts, a copy of which is attached to the operator's report. Mr. Vaughan reported the customers on the termination list were mailed written notice prior to today's meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show the reason why utility service should not be terminated for the reason of nonpayment. The Board then conducted a hearing on the termination of utility service to other customers. Following review and discussion, Director Gaylord moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Crocker seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Hajduk presented and reviewed the engineer's report, a copy of which is attached, and reviewed the status of construction projects in the District. After review and discussion, Director Crocker moved to approve the engineer's report. Director Gaylord seconded the motion, which passed unanimously.

ISSUANCE OF BOND ANTICIPATION NOTE ("BAN"), INCLUDING ENGAGEMENT OF THE PLACEMENT AGENT; AND AUTHORIZE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

Mr. Hajduk updated the Board on Bond Application No. 13.

Mr. Pagan reviewed a letter from RBC Capital Markets containing disclosures relating to RBC Capital Markets' engagement as the Placement Agent for the Bond Anticipation Note, pursuant to Municipal Securities Rulemaking Board Rule G-17.

The Board then considered authorizing McGrath to prepare the Developer Reimbursement Report for the BAN.

After review and discussion, Director Jaehne moved to (1) acknowledge the disclosures provided by RBC Capital Markets; and (2) authorize McGrath to prepare the Developer Reimbursement Report for the BAN. Director Gaylord seconded the motion, which passed unanimously.

REPORT ON DETENTION MAINTENANCE

Mr. Reno reviewed Stormwater Solution’s monthly inspection report, a copy of which is attached.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Alford updated the Board on development in the District.

CONSIDER AGREEMENT WITH HARRIS COUNTY FOR SECURITY SERVICE AND APPROVE APPROPRIATE ACTION

Mr. Alford updated the Board on security matters in the District.

LANDSCAPING AND PARK MATTERS

There was no discussion on this agenda item.

There being no further business to conduct, the meeting was adjourned.



Ellen Crocker
Secretary, Board of Directors

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