

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

Minutes of Meeting of Board of Directors

August 20, 2024

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 Stormwater Solutions; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Mark Ivy of M. Marlon Ivy & Associates; Anthony Perez of Meritage Homes; 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 16, 2024 and August 6, 2024 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board recognized Mr. Bob Ideus who presented the bookkeeper’s report. The Board then discussed the budget and inquired regarding consultant fees. 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, 2025. 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 2023 taxes to be 98.7% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector’s report as presented.

5. The Board then recognized Mr. Ronald Koehn who presented the engineer’s report, noting that the engineer is responding to RFI’s, reviewing submittals and

observing construction with respect to the chloramine conversion project. 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 received a proposed public waterline layout for the project at Grant Road and Oak Hollow Drive. 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 and annexation has been approved by the City of Houston. Water and sewer line extension plans have been approved by TCEQ, Harris County and City of Houston. The engineer has reviewed proposed site development plans and returned comments. Water and sewer line extension construction is complete. The engineer presented Change Order No.1 for review and approval. The Board recognized Anthony Perez of Meritage Homes who addressed the Board regarding the proposed development of the Saathoff property. Mr. Perez requested to engage the engineer to prepare a feasibility study for the property. The Board authorized the engineer to proceed at the expense of Meritage Homes. After discussion, upon unanimous vote, the Board approved the engineer's report.

6. 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 20, 2024.**

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 16, 2024 and August 6, 2024
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, 2025
4. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
5. 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
6. Detention Pond Maintenance Report
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



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