

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

September 17, 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 Ms. Wendy Ramirez of Forvis, LLP; 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; 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 20, 2024 and September 3, 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. 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, 2025. Upon motion duly made, seconded, and unanimously carried, 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, 2024. After discussion, upon unanimous vote, the Board approved the proposal.

5. The Board then considered the Arbitrage Analysis Report and Engagement Letter from Arbitrage Compliance Specialists, Inc. Upon motion duly made, seconded and unanimously carried, the Board approved the engagement of Arbitrage Compliance Specialists, Inc.

6. 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.

7. 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 2024 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 2024 tax rate of \$0.310 per \$100 assessed valuation, which the Board noted consists of a debt service tax rate of \$0.035 and a maintenance tax rate of \$0.275.

8. The Board then recognized Mr. Ronald Koehn who presented the engineer's report. The engineer is working with the North Harris County Regional Water Authority on Project 28E and has submitted 100% complete plans. Project bids were received November 30, 2023 and the low bidder was R & B Group, Inc. The engineer is responding to RFI's, reviewing submittals and observing construction. 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 annexation has been approved by the City of Houston. Water and sewer line extension plans have been approved by the TCEQ, Harris County and City of Houston. The engineer has reviewed proposed site development plans and returned comments. The water and sewer line extension construction is complete. Wastewater Transport Services has completed phase 1 and 2 cleaning and video inspection of sanitary sewer system. The engineer has analyzed phase 1 videos and reports, and is analyzing phase 2 videos and reports. The engineer is evaluating lift station sites and preliminarily sizing generators for future applications. The engineer is preparing plans and specifications for the replacement generator at the wastewater treatment plant. The engineer is working on a feasibility study for annexation and development of Saathoff tracts. Alliance Realty Partners has requested that the existing capacity commitment at Grant Road and Oak Hollow Drive be revised from 336 units to 339 units. The developer estimates the taxable value of project at \$43,000,000 and is requesting reimbursement for a proposed public water line extension at an estimated cost of \$460,000 and for a proposed detention facility at an estimated cost to be determined. After discussion, upon unanimous vote, the Board approved the engineer's report.

9. The Board recognized David Beyer who reviewed the monthly drainage facility maintenance report with the Board. It was noted that the District received a complaint recently regarding the maintenance of a small district owned parcel along a pipeline easement. The Board requested that Storm Water Solutions provide a proposal for maintenance and attempt to contact the pipeline operator in an effort to improve the drainage of the tract. 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 17, 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 August 20, 2024 and September 3, 2024
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, 2025
4. Engage Auditor for F.Y.E. September 30, 2024
5. Engagement of Arbitrage Compliance Specialists for Compliance Services
6. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
7. Review Truth in Taxation Calculations for District's 2024 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 2024 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
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. Detention Pond Maintenance Report
10. 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
11. Pending Business





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