

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

October 15, 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; Ms. Erika Mireles 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 September 17, 2024 and October 1, 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 recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2023 taxes to be 98.8% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

4. The Board acknowledged publication of Notice of a Public Hearing to consider the 2024 tax rate. The Board opened the meeting for public comment or question and, hearing none, the hearing was closed.

5. The Board then considered the Order Adopting Appraisal Roll and Levying Tax for 2024. Upon motion duly made, seconded, and unanimously carried, the Board adopted the attached Order accepting the final appraisal roll and setting a debt service tax rate of \$0.035 for each \$100 of assessed valuation shown on such appraisal roll, and a maintenance and

operations rate of \$0.275 per \$100 valuation. The Board then considered the Amendment to Statement of Directors. Upon motion duly made, seconded, and unanimously carried, the Board authorized the filing of the Amendment to Statement of Directors.

6. The Board then recognized Mr. Ronald Koehn who presented the engineer's report. After re-alignment, the Cypress N. Houston improvement project is now within Precinct 3 and proposed improvements are being redesigned. 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. Preventive Services performed coating inspections of ground storage tank and elevated storage tank on October 1, 2024. The ground storage tank coatings were found to be in acceptable condition. The elevated storage tank coatings were found to be in acceptable condition; except for a few isolated areas of corrosion and surface rust at bottom of tank, a ladder support bracket, catwalk handrail and riser vents, and missing or damaged screens on the gooseneck vent and floating riser vent. The engineer received a proposal to repair the failed coating areas and replace the vent screens for \$3,000.00. The Board considered the water line loop that will need to be constructed to serve the proposed development of the 16-acre parcel on Grant Road. The Board discussed the reimbursement request in detail and agreed to reimburse the developer one half of the cost of the entire loop to be constructed, with reimbursement to be made from future maintenance and operations tax collections from the project. After discussion, upon unanimous vote, the Board approved the engineer's report, including the proposal for the storage tank repairs.

7. The Board recognized David Beyer who reviewed the monthly drainage facility maintenance report with the Board. The Board approved the proposal for the clearing of the property along the pipeline corridor in Millridge Bend. 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

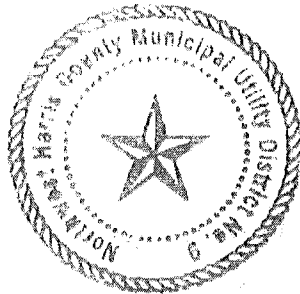
NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9
NOTICE OF PUBLIC MEETING


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, October 15, 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 September 17, 2024 and October 1, 2024
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Public Hearing on Proposed 2024 Tax Rate
5. Order Adopting Appraisal Roll and Levying Tax for 2024; Amendment to Statement of Directors
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 Bertram, Jr.,
Attorney for the District