

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

February 18, 2025

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 & Treasurer
Donald L. Sheriff, Vice President & Assistant Treasurer
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director
James Michael O’Hair, Director

and the following absent:

None

Also present were Mr. Anthony Perez of Meritage Homes; Mr. Pete Huinker of HR Green, Inc.; Mr. Ronald Koehn of Koehn & Associates; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. David Beyer of Stormwater Solutions; 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 January 28, 2025 and February 4, 2025 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board recognized Anthony Perez of Meritage Homes who addressed the Board regarding the proposed annexation of property that Meritage currently has under contract. Mr. Perez reviewed the proposed development with the Board. The Board discussed the project and agreed that a decision on the project should be delayed until Board members have had the opportunity to individually visit similar projects completed by Meritage.

3. The Board then recognized Bob Ideus who presented the bookkeeper’s report. The Board reviewed the report and check presented for signature in detail. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

4. Mr. Bonham advised the Board regarding the District’s annual report to the Texas Comptroller, which the Board then unanimously authorized the District’s attorney’s office to file the report.

5. The Board then reviewed the tax assessor/collector's report reflecting the District's 2024 taxes to be 94% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

6. The Board then considered the attached Order engaging a delinquent tax attorney and levying an additional 20% penalty on real property tax accounts which remain delinquent on July 1 and personal property accounts which remain outstanding on April 1. After review and discussion, the Board engaged the delinquent tax attorney and adopted the attached Order levying the penalty.

7. 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 previously proposed Cypress N. Houston improvements were a Precinct 4 project. With re-alignment, the project is now within Precinct 3 and the proposed improvements are being redesigned. Harris County has requested District participation in maintenance of a proposed detention pond. Harris County will be presenting project information. The engineer received a request for capacity and utility locations for a 28-unit apartment development on a 2.1-acre tract on Jones Road, between Saathoff Drive and Mills Road. The engineer received and reviewed the plans and forwarded them to the operator for calculation of tap fees on July 8, 2021. Construction has been halted and a prospective developer has contacted the operator about requirements to complete the development. The engineer has issued capacity commitments for two proposed town home projects within Regency Green. One 26 ESFC for 51-units on 4.5 acres adjacent to water plant no. 2 and a 43 ESFC for 88-units on 8.7 acres adjacent to Regency Forest. Plans on both sites have been approved by the engineer and Harris County. The engineer received a request for 4 ESFC for a commercial development on a portion of the 4.5 acres. Wastewater Transport Services has completed Phase 1 and 2 cleaning and video inspection of the sanitary sewer system. The engineer has analyzed Phase 1 videos and reports, is analyzing Phase 2 videos and reports, and preparing plans for Phase 1 and 2 repairs. The engineer has evaluated the lift station sites and preliminarily sized back-up generators for each site and is preparing proposed site plans for CenterPoint's evaluation of costs to extend and the availability of natural gas supply. The engineer is preparing plans and specifications for a replacement generator at the wastewater treatment plant. Alliance Residential Company has requested that the existing capacity commitment at Grant Road at Oak Hollow drive be revised from 336 units to 339 units. The developer has decided to forgo reimbursement and requested consideration of a reduced tap fee amount in lieu of reimbursement. The Board directed the attorney to prepare an agreement for consideration. On October 24, 2024 the well at water plant no. 2 failed. The engineer requested and received TCEQ approval of emergency status for well and pump repairs. C&C Water Services LLC provided a proposal for well cleaning and new pumping equipment in the amount of \$266,360. Upon initial cleaning, TV survey shows that casing/screens still had a large amount of build-up, the contractor recommended an additional well cleaning/brushing for an additional amount of \$35,100 and the Board approved. The new pumping equipment has been installed and plant is back online. After discussion, upon unanimous vote, the Board approved the engineer's report.

8. The Board discussed the request from Harris County for acceptance and maintenance of drainage improvements. The Board noted that the District's engineer has responded to Harris County as instructed and has yet to receive a reply.

9. The Board then considered the attached Resolution Affirming Identity Theft Prevention Program and confirmed with the operator that the program is in place and is being properly administered. After discussion, upon unanimous vote, the Resolution was approved by the Board.

10. 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.

11. The Board recognized Mark Ivy who addressed the Board regarding the pending conversion of the District's water treatment system from chlorine to chloramines. Mr. Ivy noted that the conversion is required due to the pending delivery of surface water from the North Harris County Regional Water Authority. The Board discussed the use of a messaging system and other means by which the operator will provide notice to District customers. The Board then discussed the associated rate increase that will be triggered by the conversion to surface water. It was noted that the District will now be passing through the surface water fee charged to the District as opposed to the pumpage fee and that the fee increase will be reflected on the first water bills following conversion. The Board discussed the costs associated with the flushing of the water lines that must be performed in the conversion process.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

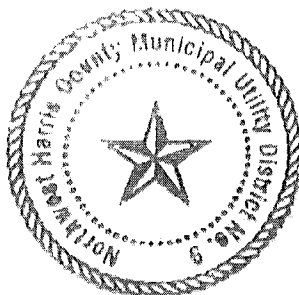
NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9
NOTICE OF PUBLIC MEETING


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, February 18, 2025.**

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 January 28, 2025 and February 4, 2025
2. Meritage Homes; Consider Proposed Development
3. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
4. Annual Report to Texas Comptroller Pursuant to Texas Local Government Code, Chapter 203, Subchapter D
5. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
6. Order Levying Additional Penalty for Delinquent Taxes
7. 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
8. Request from Harris County for Acceptance and Maintenance of Drainage Improvements; Compensation for Acceptance
9. Resolution Affirming Identity Theft Prevention Program
10. Detention Pond Maintenance Report
11. 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
12. Pending Business





J. Davis Boham, Jr.
Attorney for the District