

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

February 3, 2025

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 3rd day of February, 2025, by teleconference and 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 in person or by teleconference were Aaron Alford of Woodmere Development Company Ltd.; Barbara Nussa of Republic Services; Marie Newsome of Storm Water Solutions; Renee Butler of McLennan & Associates, L.P.; Patty Rodriguez of Bob Leared Interests, Inc. (“BLI”); Mike Williams of Municipal Operations & Consulting, Inc. (“MOC”); Jason Hajduk of IDS Engineering Group (“IDS”); 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 January 6, 2025, regular meeting. After review and discussion, Director Gaylord moved to approve the minutes, as submitted. 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 Gaylord moved to approve the bookkeeper’s report, including payment of the bills, as discussed. Director Crocker seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board reviewed the District's Investment Policy and concurred no changes were necessary at this time. The Board then reviewed a Resolution Regarding Annual Review of Investment Policy for the Board's consideration. After review and discussion, Director Gaylord moved to adopt the Resolution Regarding Annual Review of Investment Policy and direct that it be filed appropriately and retained in the District's official records. Director Crocker seconded the motion, which passed unanimously.

REVIEW, REVISE AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board reviewed a list of authorized Broker/Dealers provided by the District's bookkeeper. The Board then reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engagement in Investment Transactions. After review and discussion, Director Gaylord moved to adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engagement in Investment Transactions and direct that it be filed appropriately and retained in the District's official records. Director Crocker seconded the motion, which passed unanimously.

ADOPTION OF COVERED APPLICATIONS POLICY

Mr. Pagan discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Mr. Pagan reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Jaehne moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Crocker 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.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board reviewed the Resolution Concerning Exemptions from Taxation with the Board. After review and discussion, Director Gaylord moved to adopt the Resolution Concerning Exemptions from Taxation rejecting all exemptions. Director Jaehne seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Williams presented and reviewed the operator's report, a copy of which is attached. He presented and recommended turning over two delinquent accounts to the District's collection agency in the total amount of \$224.13. 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. Williams reviewed the termination list reflecting delinquent water and sewer accounts, a copy of which is attached to the operator's report. Mr. Williams 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.

Mr. Hajduk updated the Board on Sheldon Road Municipal Utility District's ("SRMUD") construction of the wastewater treatment plant. Discussion ensued regarding funding of the project.

Mr. Hajduk updated the Board on the Phase V detention and clearing and grubbing to serve Edgewood Village and recommended approval of Pay Estimate No. 1 in the amount of \$559,659.24 payable to Senora Construction.

Mr. Hajduk recommended approval of a 60-foot roadway easement with Kinder Morgan Texas Pipeline LLC for the construction of Edgewood Village.

After review and discussion and based on the engineer's recommendation, Director Gaylord moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 1 in the amount of \$559,659.24 for the Phase V detention and clearing and grubbing to serve Edgewood Village; and (3) authorize execution of the easement, as recommended. Director Jaehne seconded the motion, which passed unanimously.

BOND APPLICATION NO. 14

Mr. Hajduk updated the Board on bond application no. 14.

APPROVE INTERNCONNECT AGREEMENT

Mr. Hajduk updated the Board on the potential water interconnect agreement with Harris County Municipal Utility District No. 285 and stated that a draft agreement has been circulated for review.

REPORT ON DETENTION MAINTENANCE

Ms. Newsome reviewed Stormwater Solution's monthly inspection report, a copy of which is attached.

GARBAGE AND RECYCLING MATTERS

Ms. Nussa updated the Board on garbage and recycling matters in the District.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

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

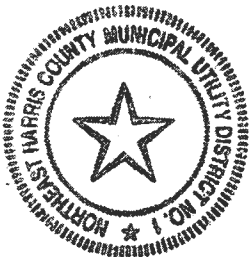
SECURITY MATTERS

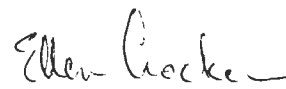
Mr. Alford updated the Board on security matters in the District.

LANDSCAPING AND PARK MATTERS

There was no discussion on this item.

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




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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