

MINUTES  
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

March 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 March, 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, thus constituting a quorum.

Also attending the meeting in person or by teleconference were Aaron Alford of Woodmere Development Company Ltd.; Marie Newsome and David Stuhlmiller 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 February 3, 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 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 one delinquent account to the District's collection agency in the total amount of \$76.97. Following review and discussion, Director Moffatt moved to approve the operator's report. Director Gaylord 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 Moffatt 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 Gaylord seconded the motion, which passed unanimously.

## REVIEW CRITICAL LOAD SPREADSHEET

The Board reviewed the District's Critical Load Spreadsheet ("CLS"). Mr. Pagan said the District's updated CLS will be filed with the required entities, which include the Public Utility Commission, the Texas Division of Emergency Management, the District's retail electric provider, and CenterPoint Energy as the Transmission and Distribution Utility Company. After review and discussion, the Board concurred to approve and authorize filing of the updated CLS and direct that it be retained and filed appropriately in the District's official records.

## ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board conducted the annual review of the District's Amended and Restated Drought Contingency Plan and concurred to make no changes.

## 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.

## 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 then recommended approval of the Sixth Amendment to Utility Functions and Services Allocation Agreement by and between SRMUD and the District.

Mr. Hajduk updated the Board on the Phase V detention and clearing and grubbing to serve Edgewood Village and recommended approval of Change Order No. 1 to the contract with Senora Construction as a \$0.00 net change. The Board determined that Change Order No. 1 is beneficial to the District.

After review and discussion and based on the engineer's recommendation, Director Gaylord moved to (1) approve the engineer's report; (2) approve the sixth amendment, subject to final review; and (3) approve Change Order No. 1 as a \$0.00 net change to the contract with Senora Construction for the Phase V detention and clearing and grubbing to serve Edgewood Village, based upon the Board's finding that the Change Order is beneficial to the District. Director Nunez seconded the motion, which passed unanimously.

## BOND APPLICATION NO. 14

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

## APPROVE INTERCONNECT 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. She then reviewed a proposal for the annual maintenance budget for an approximate annual cost of \$136,128.00. Following review and discussion, Director Gaylord moved to approve the annual budget for a cost of \$136,128.00. Director Jaehne seconded the motion, which passed unanimously.

### GARBAGE AND RECYCLING MATTERS

There was no discussion on this item.

### 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

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

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



*Ellen Cosker*

Secretary, Board of Directors

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