

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

February 17, 2025

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 §

The Board of Directors (the "Board") of **Northwest Harris County Municipal Utility District No. 21** (the "District") met in regular session, open to the public, at 6330 West Loop South, Suite 150, Bellaire, Texas 77401, on Monday, February 17, 2025, whereupon roll was called of the members of the Board, to-wit:

Rand R. Wall	-	President
Bill Tallas	-	Vice President
Bruce Popper	-	Secretary
Andy Johnston	-	Assistant Secretary
Matthew Barton	-	Assistant Secretary

All members of the Board were present except Director Johnston, thus constituting a quorum.

Also present at the meeting were: Jon Strange of JNS Consulting Engineers, Inc. ("JNS"); Lina Loaiza of Bob Leared Interests ("BLI"), the District's Tax Assessor/Collector ("TAC"); Howard Wilhite of H2O Innovation Operation and Maintenance, LLC ("H2O"), Operator for the District ("Operator"); Wesley Lay of Quiddity Engineering ("Quiddity"), Engineer for the District ("Engineer"); Christina Ferguson of Myrtle Cruz, Inc. ("MCI"), the District's Bookkeeper ("Bookkeeper"); and John Cannon of Coats|Rose, P.C. ("Coats|Rose"), the District's legal counsel.

Whereupon, the meeting was called to order in accordance with notice posted pursuant to Texas law, and the following action was conducted. A copy of the posted agenda notice is attached hereto as Exhibit "A."

HEAR FROM PUBLIC

The Board noted that there were no members of the public wishing to address the Board.

TAX ASSESSOR/COLLECTOR'S REPORT

Report

The Board recognized Ms. Loaiza who reviewed the TAC's Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit "B." As of January 31, 2025, 94% of the 2024 tax levy has been collected.

Following a discussion of the report and the status of collection of delinquent taxes, upon a motion made by Director Popper, seconded by Director Barton, the Board voted unanimously to approve the TAC's Report and the action items therein.

Resolution Implementing 20% Penalty on Delinquent Taxes

Consideration was then given to a proposed Resolution Implementing 20% Penalty on 2024 Delinquent Taxes (the "Resolution"). Upon a motion by Director Popper, seconded by Director Barton, after full discussion, and the question being put to the Board, the Board voted unanimously to authorize a 20% penalty on 2024 taxes that are delinquent on July 1, 2025, and thereafter for real property and as provided by Texas Property Tax Code Section 33.11 for personal property, and to approve the Resolution evidencing the same.

Resolution Concerning 2025 Tax Exemptions

Next, consideration was given to a proposed Resolution Concerning Tax Exemptions for 2025 (the "Resolution"). Upon a motion by Director Popper, seconded by Director Barton, after full discussion, and the question being put to the Board, the Board voted unanimously to grant the following exemptions and adopt the Resolution evidencing same:

- 20% (minimum of \$5,000) of the appraised value of residence homesteads of individuals, as authorized by Section 11.13 of the Property Tax Code; and
- \$20,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, as authorized by Section 11.13 of the Property Tax Code.

BOOKKEEPER'S REPORT

The Board recognized Ms. Ferguson, who submitted to and reviewed with the Board the Bookkeeper's Report, including invoices for payment, a copy of which is attached hereto as Exhibit "C."

Following review and discussion and based on a motion by Director Popper, which was seconded by Director Barton, the Board voted unanimously to approve the Bookkeeper's Report, the invoices submitted for payment.

OPERATOR'S REPORT

The Board recognized Mr. Wilhite, who presented the Operator's Report, a copy of which is attached hereto as Exhibit "D." Mr. Wilhite reported as follows:

- The District has a total of 90 connections;
- The combined billed consumption for the month was 13,934,000 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

After discussion, upon a motion brought by Director Popper, seconded by Director Tallas, the Board voted unanimously to approve the Operator's Report.

ENGINEER'S REPORT

The Board recognized Mr. Lay of Quiddity, who presented the Engineer's Report attached hereto as Exhibit "E."

The following action items were presented:

- **WWTP Motor Control Center ("MDD") & Blower Replacement**
 - Mr. Lay presented and recommended approval of Pay Estimate No. 23 in the amount of \$137,007.92.
 - Mr. Lay reviewed with the Board an error in the plans and specifications for sizing the monorail hoists and trolleys in the chemical room. Mr. Lay also reviewed letters from NW22 and NW23 regarding the same. In response to the error, Quiddity plans to have a Change Order prepared to remove and replace the two 1-ton monorail hoists and trolleys with two 2-ton monorail hoists and trolleys at Quiddity's cost.
 - Mr. Lay requested authorization to work with Coats Rose in preparing a response to NW22 and NW23's letters addressed above.
- **Lift Station No. 1 Improvements**
 - Mr. Lay presented and recommended approval of Change Order No. 3 in the amount of \$1,949.83.
 - Mr. Lay presented and recommended approval of Pay Estimate No. 8 and Final in the amount of \$98,573.93, and the signatures of the Certificate of Substantial Completion and Certificate of Acceptance.
- **Water Well No. 3 and Well Supply Line**
 - Mr. Strange provided hard copies of the plans and specifications of the project to Mr. Lay at the meeting. Mr. Lay requested Mr. Strange provide electronic copies of the same at his earliest convenience.

After further discussion, upon a motion brought by Director Tallas, seconded by Director Barton, the Board voted unanimously to approve the Engineer's Report and the action items therein.

ATTORNEY'S REPORT

Minutes

Mr. Cannon presented the minutes of the meeting held on January 20, 2025, previously distributed to the Board. Upon a motion made by Director Popper and seconded by Director Barton, the Board voted unanimously to approve said minutes.

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

[signature page follows]

PASSED, APPROVED and ADOPTED this 17th day of March, 2025.

Asst. Andrew John
Secretary, Board of Directors

(Seal)

