

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

May 20, 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. 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; 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 April 15, 2025 and May 6, 2025 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Bob Ideus who presented the bookkeeper's report. The Board reviewed the report and checks presented for signature in detail. 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 2024 taxes to be 98% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

4. 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 has responded to RFI's, reviewed submittals and observed construction. Construction is substantially complete and the District is receiving surface water. The previously proposed Cypress N. Houston

improvements were a Precinct 4 project. Due to 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 presented project information and maintenance compensation offer at the January 28, 2025 Board meeting. The engineer submitted a maintenance compensation counter-offer on January 30, 2025. Harris County accepted the counter-offer and is preparing agreement. Wastewater Transport Services has completed Phase 1 and 2 cleaning and video inspection of the sanitary sewer system. The engineer has analyzed videos and reports, and is preparing plans for shallow operator repairs and plans for rehabilitation to be submitted to Harris County for approvals and permit. 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 evaluation of costs to extend and availability of natural gas supply. The engineer is working with Baird, Gilroy & Dixon for the electrical design and details for generator additions. The engineer is preparing plans and specifications for 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 estimates the taxable value of the project at \$43,000,000 and requested reimbursement for the proposed public water line extension at an estimated cost of \$460,000 and for the proposed detention facility at an estimated cost of \$540,000. The Board decided not to fund any reimbursement for this project at the October 1, 2024 Board meeting. At the November 5, 2024 Board meeting the Board reconsidered the request and decided to offer a \$350,000 reimbursement for the water line extension, contingent upon completing the looped system. The developer has decided to forgo a reimbursement and accepted a reduced tap fee amount in lieu of reimbursement. Site improvements and a 12" waterline extension are currently under construction. David Saathoff has requested temporary water service for livestock watering. The Board reviewed concerns regarding the project. After discussion, upon unanimous vote, the Board approved the engineer's report.

5. 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.

6. Mr. Bonham addressed the Board regarding a cyber liability insurance proposal, noting a recent incident in Fort Bend County in which a utility district suffered a substantial loss due to a cybersecurity compromise. The Board elected to decline coverage due to the high premium and low coverage limits.

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


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

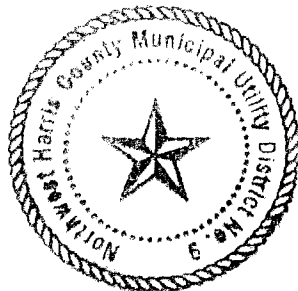
NOTICE OF PUBLIC MEETING

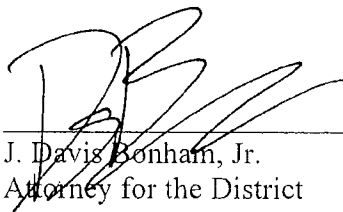
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, May 20, 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 April 15, 2025 and May 6, 2025
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. 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
5. Detention Pond Maintenance Report
6. Proposal for Cyber Security Liability Insurance
7. 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
8. Pending Business





J. Davis Bonham, Jr.
Attorney for the District