

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

June 2, 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 2nd day of June, 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.; Loren Morales of Rathmann & Associates, L.P.; Marie Newsome of Storm Water Solutions; Barbara Nussa of Republic Services, Inc.; 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, Elizabeth Cone, 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 May 5, 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.

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.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

Mr. Pagan stated the District's delinquent tax attorney can begin collection of real property taxes that remain delinquent as of July 1, 2025. After discussion, Director Gaylord moved to authorize the delinquent tax attorney to proceed with the collection of delinquent 2024 taxes, as of July 1, 2025. Director Crocker 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 three delinquent accounts to the District's collection agency in the total amount of \$285.81. 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 construction of the wastewater treatment plant.

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. 4 in the amount of \$21,796.65 payable to Sonora Construction.

After review and discussion and based on the engineer's recommendation, Director Gaylord moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 4 in the amount of \$21,796.65 for the Phase V detention and clearing and grubbing to serve Edgewood Village. Director Jaehne seconded the motion, which passed unanimously.

BOND APPLICATION NO. 15

Mr. Hajduk updated the Board on bond application no. 15.

UNLIMITED TAX BONDS, SERIES 2025

Mr. Morales stated that bond application Series 2025 Unlimited Tax Bonds has been reviewed and approved by the Texas Commission on Environmental Quality (the "TCEQ"), and he discussed the expected timeline of the upcoming bond sale. He then distributed and reviewed the Preliminary Official Statement and Official Notice of Sale for the \$8,900,000 Unlimited Tax Bonds, Series 2025 Unlimited Tax Bonds (the "Bonds"). Mr. Morales then discussed engaging a rating agency to perform a credit rating analysis for the Series 2025 Bonds.

Mr. Pagan said the District's current paying agent/registrar, The Bank of New York Mellon Trust Company, N.A. ("Bony"), should serve as paying agent/registrar for the Bonds.

The Board considered authorizing the District's financial advisor to advertise the sale of the Bonds and concurred to hold the bond sale on July 9, 2025.

The Board considered authorizing McGrath & Co., PLLC ("McGrath") to prepare the developer reimbursement report for amounts to be reimbursed to the developers from the proceeds of the Bonds.

Following review and discussion, Director Gaylord moved to (1) approve the Preliminary Official Statement and Notice of Sale, subject to final review; (2) apply for a rating of the Bonds; (3) appoint Bony as the paying agent/registrar for the Bonds; (4) authorize the District's financial advisor to advertise the sale of the Bonds; and (5) authorize McGrath to prepare the developer reimbursement report. Director Jaehne seconded the motion, which passed unanimously.

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 discussed security matters in the District.

PARK RULES

The Board discussed the potential need for park rules.

LANDSCAPING AND PARK MATTERS

Mr. Alford updated the Board on park matters.

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



Ellen Crocker

Secretary, Board of Directors

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