

## **NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**

### **Minutes of Meeting of Board of Directors**

**July 15, 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. Cameron King of M. Marlon Ivy & Associates; and Mr. Austin T. Reed 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 held on each of June 17, 2025 and July 1, 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 98.472% collected. The Board then discussed recent developments with respect to tax exempt multifamily housing in the State of Texas. 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. A walk through was conducted with the North Harris County Regional Water Authority on July 9 and a final punch list has been prepared. Phase 1 and 2 cleaning and video inspection of the sanitary sewer system has been performed and plans for rehabilitation have been provided to Harris County. Lift station sites and site plans have been prepared and provided

to CenterPoint for the evaluation of costs to extend natural gas. The Board then discussed budget line items for each of sanitary sewer repairs and the lift station generator replacements. After discussion, upon unanimous vote, the Board approved the engineer's report.

5. Mr. Ronald Koehn then reviewed the monthly drainage facility maintenance report with the Board on behalf of Mr. David Beyer, including a proposal in the amount of \$2,700.00 for the removal of a partially fallen tree. Upon motion duly made, seconded, and unanimously carried, the Board approved the report and proposal.

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

  
Secretary

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**

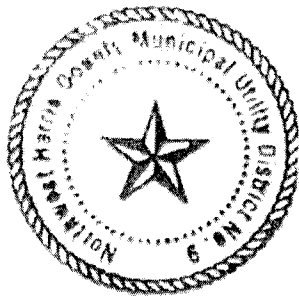
**NOTICE OF PUBLIC MEETING**

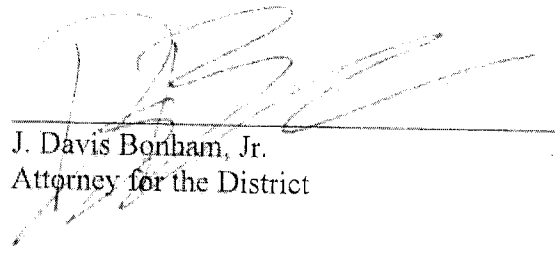
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, July 15, 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 June 17, 2025 and July 1, 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. 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
7. Pending Business



  
J. Davis Bonham, Jr.  
Attorney for the District