

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

July 7, 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 7th day of July, 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 except Director Jaehne, thus constituting a quorum.

Also attending the meeting in person or by teleconference were David Hummel of Advisors Commercial Real Estate; Aaron Alford of Woodmere Development Company Ltd.; Marie Newsome and Garrett McCray of Storm Water Solutions; Barbara Nussa of Republic Services, Inc.; Renee Butler of McLennan & Associates, L.P.; Robin Goin 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 June 2, 2025, regular meeting. After review and discussion, Director Gaylord moved to approve the minutes, as submitted. Director Crocker 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 Nunez seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin 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.

DISCUSSION OF DEVELOPMENT STATUS FOR 2025 TAX YEAR

Mr. Pagan discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2025 tax year.

Following review and discussion, Director Gaylord moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developing District for the 2025 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. 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 \$169.92. 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 Sheldon Ridge, Section 12 and recommended approval of Pay Estimate No. 5 and Final in the amount of \$103,486.99 payable to Principal Services, Ltd. ("Principal"). He then reviewed a certificate of completion and recommended that the Board accept the facilities.

Mr. Hajduk updated the Board Sheldon Ridge, Section 13 and recommended approval of Pay Estimate No. 2 in the amount of \$23,587.20 and Pay Estimate No. 3 in the amount of \$20,887.96 payable to Principal.

After review and discussion and based on the engineer's recommendation, Director Gaylord moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 5 and Final in the amount of \$103,486.99 for Sheldon Ridge, Section 12 and to accept the facilities; and (3) approve Pay Estimate No. 2 in the amount of \$23,587.20 and Pay Estimate No. 3 in the amount of \$20,887.96 for Sheldon Ridge, Section 13. Director Nunez seconded the motion, which passed unanimously.

BOND APPLICATION NO. 15

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

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

There was no discussion on this item.

LANDSCAPING AND PARK MATTERS

Mr. Alford updated the Board on park matters.

REPORT REGARDING LEGISLATIVE MATTERS

Mr. Pagan presented and reviewed a Capitol Report and updated the Board on legislative matters from the 89th Regular Texas Legislative Session.

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



Ellen Crocker

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Minutes</u>
	<u>Page</u>
Bookkeeper's report.....	1
Tax assessor/collector's report	2
Operator's report.....	2
Engineer's report.....	3
Mowing and maintenance report	3