

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

August 4, 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 4th day of August, 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.; TJ Florete of McGrath & Co. PLLC; Marie Newsome of Storm Water Solutions; Barbara Nussa of Republic Services, Inc.; Derek Davenport 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 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 July 7, 2025, regular meeting and the minutes of the July 9, 2025, special meeting. After review and discussion, Director Gaylord moved to approve the minutes, as submitted. Director Crocker seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board discussed the upcoming renewal of their insurance policies.

REVIEW ARBITRAGE REPORT FOR THE SERIES 2020 BONDS

Ms. Cone reviewed an Arbitrage Rebate Report for the District's Series 2020 Bonds. She noted that the Report reflects no payments are due to the Internal Revenue Service and no action was needed by the Board.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport 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 Crocker 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.

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 one delinquent account to the District's collection agency in the total amount of \$293.44. 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 and recommended approval of Pay Estimate No. 1 in the amount of \$207,243.23 payable to HDR. Mr. Hajduk noted that the District has already paid \$1,756,000.00 of its share of the project.

Mr. Hajduk updated the Board Sheldon Ridge, Section 13 and recommended approval of Pay Estimate No. 4 and Final in the amount of \$20,887.96 payable to Principal Services, Ltd. He then reviewed a certificate of completion and recommended that the Board accept the facilities.

Mr. Hajduk stated that bids have been received for the clearing and grubbing to serve Sheldon Ridge. He recommended that the Board award the contract to the lowest qualified bidder, Native Services, Inc. ("Native") in the amount of \$673,139.00. The Board concurred that, in its judgment, Native was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Hajduk stated that bids have been received for the landscape reserves to serve Edgewood Village, Sections 9 and 10. He recommended, based on Four and Ones recommendation, that the Board award the contract to the lowest qualified bidder, Landecor, LLC ("Landecor") in the amount of \$358,168.96. The Board concurred that, in its judgment, Landecor was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

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. 1 in the amount of \$207,243.23 for Sheldon Road Municipal Utility District's construction of the wastewater treatment plant; (3) approve Pay Estimate No. 4 and Final in the amount of \$20,887.96 for Sheldon Ridge, Section 13 and to accept the facilities; (4) award the contract for the clearing and grubbing to serve Sheldon Ridge to Native in the amount of \$673,139.00, subject to receipt of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor; and (5) award the contract for the landscape reserves to serve Edgewood Village, Sections 9 and 10 to Landecor in the amount of \$358,168.96, subject to receipt of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor. Director Nunez seconded the motion, which passed unanimously.

UNLIMITED TAX BONDS, SERIES 2025 AND 2025A, INCLUDING APPROVE DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2025 BONDS AND SERIES 2025A PARK BONDS; AND AUTHORIZE DISBURSEMENT OF BOND PROCEEDS

Mr. Florete presented a developer reimbursement report in connection with the Series 2025 Bonds, a copy of which is attached. He then reviewed a developer reimbursement report in connection with the Series 2025A Park Bonds, a copy of which is attached. After review and discussion, Director Gaylord moved to approve the developer reimbursement reports and authorize the disbursement of the bond proceeds in accordance with the reports. 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. The Board reviewed an Interlocal Agreement for Law Enforcement Services from Harris County. After review and discussion, Director Nunez moved to authorize execution of the Interlocal Agreement for Law Enforcement Services between the District and Harris County and direct that it be filed appropriately and retained in the District's official records. Director Gaylord seconded the motion, which passed unanimously.

PARK RULES

There was no discussion on this item.

LANDSCAPING AND PARK MATTERS

Mr. Alford updated the Board on park matters.

MEETING DATES

The Board concurred to hold the next regular meeting on September 8, 2025, at 10:00 a.m.

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

Ellen Crocker

Secretary, Board of Directors



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