

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 15

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above-captioned District will hold a regular public meeting at **2121 South Persimmon Street, Tomball, Texas 77375**, said address being a meeting place of the District.

The meeting will be held on Wednesday, September 24, 2025, at 7:00 p.m.

The Board shall consider and discuss the following matters and take any action necessary or appropriate with respect to such matters:

1. Public comments;
2. Approve the minutes of the Board of Directors meetings held on August 27, 2025;
3. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending September 30, 2025;
4. Tax Assessor-Collector's Report, including status of delinquent tax accounts, authorizing the payment of invoices presented;
5. Review of Delinquent Tax Report from the District's Delinquent Tax Collections Attorneys, Perdue, Brandon, Fielder, Collins & Mott, L.L.P., including authorizing foreclosure proceedings, installment payment agreements, filing of proofs of claim, and termination of water service to District customers, if appropriate;
6. Receive the Financial Advisor's recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize the:
 - a. required notice that the Board will consider adoption of a tax rate; and
 - b. means of providing such notice;
7. Bookkeeper's Report, including financial and investment reports and authorizing the payment of invoices presented, including report regarding non-sufficient funds costs;
8. Adoption of operating budget for fiscal year ending September 30, 2026;
9. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
10. Annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution and amended Order in connection therewith;
11. Drainage and Detention Facilities Maintenance Report; consider any proposals and status regarding maintenance or repair of drainage and detention facilities and/or fencing;

12. Engineer's Report, including:
 - a. Authorizing the design and/or advertisement for bids for the construction of facilities within the District, approving of related storm water plans, and authorize acceptance of TEC Form 1295 in connection therewith, including:
 - i. Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of the District, and execution of related documentation;
 - b. Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, approval of any related storm water permits and authorize acceptance of TEC Form 1295 in connection therewith;
 - c. Status of construction of facilities to serve land within the District, including the approval of any change orders or pay estimates, including:
 - i. Water Plant Rehabilitation project;
 - d. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes;
 - e. Capital Improvement Plan;
13. Requests for Annexation and/or Utility Commitments, including:
 - a. Status of Development, Financing, and Annexation Agreement with Houston Heavy Machinery regarding proposed annexation of 13.179 acres north of and adjacent to the Generator Supercenter Tract; and
 - b. Status of annexation of approximately 9.6 acres off of Spring Cypress Road at the request of JR Properties, LLC;
14. Operations and Maintenance Report, including:
 - a. Discussion regarding appeals of District charges; refer accounts for collection and approve write-off of uncollectable accounts;
 - b. Status of repairs and/or improvements to facilities; and
 - c. Status of actions regarding odor control services for District facilities;
15. Attorney's Report, including:
 - a. Amendment of Rate Order; and
 - b. Collection of builder-damages from contractors installing fiber-optic and other communication lines in the District, and consider engagement of litigation counsel;
16. Closed Session pursuant to Open Meetings Act, Texas Government Code, Section 551.071 to consult with the District's attorney regarding pending or threatened litigation or any matters protected by attorney-client privilege, and/or Section 551.072 to discuss acquisition of real property interests;
17. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session;
18. Future agenda items; and

19. Adjourn.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Matthew R. Reed / gb
Matthew R. Reed
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Exhibit A

Northwest Harris County MUD 15

	As of 09/17/2025	Budget FYE 9/30/25	Proposed Budget FYE 9/30/26
REVENUE			
Water Revenue	\$ 660,999.04	\$ 920,000.00	\$ 850,000.00
Bulk Water Sales	0.00	3,000.00	3,000.00
Water Tap Connection Fees	79,902.53	0.00	0.00
NHCRWA	417,624.46	750,000.00	550,000.00
Sewer Revenue	766,103.20	910,000.00	919,300.00
Grease Trap Inspection	3,597.76	0.00	5,000.00
Sales Tax Revenue	221,446.30	240,000.00	241,000.00
Maintenance Taxes	1,704,680.27	1,615,100.00	1,700,000.00
Penalty and Interest	17,040.00	20,000.00	20,000.00
Termination/Reconnection Fees	66,684.13	90,000.00	80,000.00
Transfer/Connection Fees	5,730.00	7,000.00	7,000.00
TCEQ Assessment Collections	6,869.07	8,250.00	8,250.00
Inspection Fees	11,457.92	21,000.00	15,000.00
Detention Pond M&R Revenue	65,645.32	30,000.00	65,650.00
Miscellaneous Income	0.00	1,500.00	1,500.00
Interest Income	741,933.97	740,000.00	850,000.00
Interest Income - NHCRWA	56,705.80	68,040.00	68,040.00
TOTAL REVENUE	\$ 4,826,419.77	\$ 5,423,890.00	\$ 5,383,740.00
EXPENSES			
<u>Water Expenses</u>			
Joint Water Plant Expenses	\$ 94,449.35	\$ 50,000.00	\$ 125,900.00
Laboratory Fees	4,189.00	6,000.00	6,000.00
Permit Fees	5,772.20	5,775.00	5,775.00
NHCRWA Fees	428,674.17	750,000.00	515,000.00
Operator Fees	63,469.25	80,000.00	80,000.00
Repair and Maintenance	187,702.56	200,000.00	225,000.00
Electronic Meter Repairs & Maintenance	23,249.79	20,000.00	28,000.00
Chemicals	21,725.28	33,000.00	26,000.00
Telephone	2,142.52	2,400.00	2,400.00
Utilities	59,682.34	50,000.00	65,100.00
Tap Connection Expense	85,729.50	0.00	0.00
<u>Sewer Expenses</u>			
Purchased Sewer Service	334,097.34	317,944.00	373,111.00
Laboratory Expense	0.00	3,000.00	3,000.00
Sewer Repair and Maintenance	60,484.25	38,000.00	80,000.00
Telephone	1,830.32	2,400.00	2,400.00
Utilities	2,914.73	2,400.00	3,180.00
Grease Trap Inspections	3,600.00	0.00	4,000.00
<u>Other Expenses</u>			
Directors Fees	18,343.00	27,625.00	27,625.00
Payroll Tax Expense	1,382.70	2,210.00	2,210.00
Legal Fees - General	86,404.07	120,000.00	120,000.00
Legal Fees - Disclosure	2,850.00	3,500.00	3,500.00
Audit Fees	25,900.00	26,900.00	27,400.00
Engineering Fees - General	49,158.19	50,000.00	60,000.00
Engineering Fees - GIS Mapping	30,292.07	25,000.00	36,000.00
Engineering Fees- Lift Station Generator	0.00	2,500.00	2,500.00
Election Expense	0.00	0.00	15,000.00
TCEQ Assessment Fees	7,992.86	9,150.00	9,150.00
Other Operator Expense	76,979.13	50,000.00	92,400.00
Bookkeeping Fees	18,498.54	20,400.00	20,400.00
M&R Other Facilities/Mowing	0.00	5,000.00	5,000.00
Legal Notices	0.00	100.00	100.00
Insurance	23,833.16	20,000.00	23,850.00
Travel Expense	2,183.49	15,000.00	15,000.00
Registration/Membership Fees	1,232.00	5,000.00	5,000.00
Other Expenses	4,305.77	10,000.00	10,000.00
Inspection Expense	12,660.63	21,000.00	15,200.00

Termination/Reconnection/NSF Expense	24,040.51	23,000.00	28,850.00
Security Service	14,384.00	12,000.00	15,700.00
Garbage Expense	295,656.78	334,500.00	357,960.00
<u>Detention Pond Expenses</u>			
Detention Pond Maintenance	119,415.43	144,000.00	144,000.00
Detention Pond Maintenance-Northpointe Commercial	33,768.88	16,000.00	40,525.00
Detention Pond Maintenance-Northpoint WCID	9,752.96	6,800.00	13,000.00
Detention Basin Utilities	4,146.50	6,600.00	6,600.00
TOTAL EXPENSES	\$ 2,242,893.27	\$ 2,517,204.00	\$ 2,641,836.00
OPERATING GAIN(LOSS)	\$ 2,583,526.50	\$ 2,906,686.00	\$ 2,741,904.00
 CAPITAL IMPROVEMENTS			
Capital Outlay - Facilities	\$ 13,384.54	\$ 50,000.00	\$ 50,000.00
Smart Meters	10,443.19	50,000.00	40,000.00
Lift Station No. 1 (Canyon Gate)	0.00	10,500.00	10,500.00
Lift Station No. 2 (Gregson)	0.00	0.00	0.00
Lift Station No. 3 (Trails of Cypress Lake)	0.00	10,500.00	10,500.00
Water Plant No. 1 Inspection & Exterior Lighting	0.00	11,000.00	11,000.00
Replace Process Water System	0.00	0.00	0.00
WP #2 Recoating	0.00	100,000.00	100,000.00
WP Generator Addition - Construction	0.00	40,000.00	40,000.00
WP Generator Addition - Engineering	0.00	20,000.00	20,000.00
Water Plant Improvements - Engineering	179,769.23	268,000.00	88,000.00
Water Plant Improvements - Construction	0.00	1,501,920.00	1,501,920.00
TOTAL CAPITAL IMPROVEMENTS	\$ 203,596.96	\$ 2,061,920.00	\$ 1,871,920.00
NET GAIN(LOSS)	\$ 2,379,929.54	\$ 844,766.00	\$ 869,984.00

Northpointe WWTP

		Actuals as of 09/17/2025	Budget FYE 9/30/25	Proposed Budget FYE 9/30/26
<u>Income</u>				
HC MUD 273	5.66%	\$ 69,791.38	\$ 71,825.00	\$ 81,631.00
HC MUD 280	12.14%	149,693.85	154,057.00	175,089.00
HC MUD 281	13.65%	168,313.11	173,219.00	196,867.00
HC MUD 282	11.71%	144,391.67	148,600.00	168,887.00
Northwest MUD 5	30.97%	381,879.62	393,009.00	446,665.00
Northwest MUD 15	25.87%	318,993.41	328,290.00	373,111.00
Interest Income		1,587.91	0.00	0.00
Total Income		\$ 1,234,650.95	\$ 1,269,000.00	\$ 1,442,250.00
<u>Expenses</u>				
Bulk Water Purchases		\$ 4,658.56	\$ 15,000.00	\$ 10,000.00
Laboratory Fees		34,964.60	50,000.00	42,000.00
Permit Fees		16,295.66	16,300.00	16,300.00
NHCRWA pumpage fees		704.16	50,000.00	15,000.00
Operator Fees		149,154.09	155,000.00	177,000.00
Repair & Maintenance		177,136.85	200,000.00	200,000.00
Sludge Removal		544,496.89	300,000.00	550,000.00
Chemicals		171,939.64	220,000.00	220,000.00
Telephone Expense		312.50	1,200.00	400.00
Utilities		112,505.81	148,000.00	140,000.00
Legal Fees		6,600.10	25,000.00	25,000.00
Audit Fees		2,900.00	3,300.00	350.00
Engineering		0.00	10,000.00	3,500.00
Bookkeeping Fees		7,052.83	8,100.00	8,100.00
Insurance		17,207.84	13,000.00	17,200.00
Other Expenses		245.04	400.00	400.00
Security System (monthly charge)		6,080.20	8,200.00	7,000.00
<u>Capital Improvements</u>				
Repaint Chlorine enclosure		\$ 0.00	\$ 5,000.00	\$ 0.00
Sludge Press		0.00	15,000.00	0.00
Pull Pumps and Inspect		0.00	2,500.00	2,500.00
Clean and Inspect Check Valves		0.00	8,000.00	2,500.00
Tertiary Treatment		0.00	15,000.00	5,000.00
Total Expenses		\$ 1,252,254.77	\$ 1,269,000.00	\$ 1,442,250.00
Net Gain		\$ (17,603.82)	\$ 0.00	\$ 0.00

Exhibit B

Taxpayer Impact Statement¹

	Current Budget Fiscal Year Ending [Month Year]**	Proposed Budget Fiscal Year Ending [Month Year]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$[806.24]	\$[840.41]	\$[806.24]

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$[] per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Instructions for Preparation: Unless an exception listed in Footnotes 1 or 2 applies, this form is to be prepared by the Bookkeeper for the District and provided to the Attorney and Paralegal at least two weeks prior to the date of the meeting. Please note that the rates utilized below may not conform exactly to the O/M rate levied by the Board. The average homestead value should be the same for all calculations and should be the average resident homestead value shown in the most recent truth in taxation worksheet (current year, line 9) prepared by the Tax Assessor Collector on behalf of the District.

For a new developing district, if the district did not have resident homesteads at the time the last Truth in Taxation worksheet was prepared, but does have homesteads as of the most recent certified roll, please contact the attorney for additional instructions.

Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
	100	

Taxes for Proposed Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Proposed Budget
	100	

¹ If the district does not levy an operations and maintenance tax to fund its operating budget, the above table and footnotes should be replaced with the following statement: [The][Name of District] does not levy property taxes to fund its operating budget and the proposed operating budget will not impact the property taxes levied against property within the boundaries of [the][name of district].

If the most recent certified roll does not reflect any residential homesteads, the above table and footnotes should be replaced with the following statement: The proposed budget will have no impact on the property tax bill for an average resident homestead as there are no properties that qualify for a residential homestead exemption within the boundaries of [name of district] as of the date of the most recent certified values provided by [appraisal district].