

MINUTES  
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

September 8, 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 8th day of September, 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 Nunez, 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 and Associates L.P.; Marie Newsome of Storm Water Solutions; Renee Butler of McLennan & Associates, L.P.; Patty Rodriguez of Bob Leared Interests, Inc.; Mike Williams of Municipal Operations & Consulting, Inc.; Jason Hajduk of IDS Engineering Group; 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 August 4, 2025, regular meeting. After review and discussion, Director Jaehne moved to approve the minutes, as submitted. Director Gaylord seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District’s 2025 tax rate. Mr. Morales distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.72 per \$100 of assessed valuation. A copy of the debt service tax rate analysis is attached. The Board

then discussed the District's operation and maintenance tax rate. Ms. Cone discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Gaylord moved to (1) set the public hearing date for October 6, 2025; and (2) authorize the tax assessor/collector to publish notice in the *Houston Chronicle* of the District's meeting on October 6, 2025, to set the proposed 2025 total tax rate of \$1.14 per \$100 of assessed valuation, with \$0.72 allocated for debt service on water, sewer, and drainage bonds, and \$0.42 allocated for operations and maintenance. Director Gaylord seconded the motion, which passed unanimously.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board discussed the upcoming renewal of their insurance policies.

#### APPROVE AUDIT FOR FISCAL YEAR END MAY 31, 2025

Ms. Cone stated that the auditor will provide a draft audit at the next meeting.

#### 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 Crocker 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.

#### 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. 2 in the amount of \$53,097.75 and Pay Estimate No. 3 in the amount of \$430,660.13 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 on the Sheldon Ridge Lift Station and recommended approval of Pay Estimate No. 4 in the amount of \$62,729.10 payable to Peltier Brothers Construction, LLC.

Mr. Hajduk updated the Board on the water, sewer, and drainage facilities to serve Edgewood Village, Section 10, and recommended approval of Pay Estimate No. 3 and Final in the amount of \$17,446.03 payable to Fellers and Clark, LP. He then reviewed a certificate of completion and recommended that the Board accept the facilities.

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. 5 and Final in the amount of \$134,388.36 payable to Sonora SWQM Co. He then reviewed a certificate of completion and recommended that the Board accept the facilities.

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. 2 in the amount of 53,097.75 and Pay Estimate No. 3 in the amount of \$430,660.13 for Sheldon Road Municipal Utility District's construction of the wastewater treatment plant; (3) approve Pay Estimate No. 4 in the amount of \$62,729.10 for the Sheldon Ridge Lift Station; (4) approve Pay Estimate No. 3 and Final in the amount of \$17,446.03 for the water, sewer, and drainage facilities to serve Edgewood Village, Section 10 and to accept the facilities; and (5) approve Pay Estimate No. 5 and Final in the amount of \$134,388.36

for the Phase V Detention and Clearing and Grubbing to serve Edgewood Village and to accept the facilities. Director Crocker 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.

Ms. Newsome reviewed a proposal to desilt and regrade the drainage channel serving Edgewood Village for a cost of \$14,130.00.

Ms. Newsome then reviewed a new annual maintenance proposal for an annual cost of \$163,502.60.

Following review and discussion, Director Gaylord moved to (1) approve the inspection report; (2) approve the proposal to desilt and regrade the drainage channel for a cost of \$14,130.00; and (3) approve the new annual maintenance proposal for an annual cost of \$163,502.60. Director Crocker seconded the motion, which passed unanimously.

#### GARBAGE AND RECYCLING MATTERS

There was no discussion on this item.

#### 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.

#### LANDSCAPING AND PARK MATTERS

Mr. Alford updated the Board on park matters.

#### ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Cone discussed the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

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



*Ellen Rocha*

Secretary, Board of Directors

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