

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

October 6, 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 6th day of October, 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 Aaron Alford of Woodmere Development Company Ltd.; T.J. Florete of McGrath & Co., PLLC; Barbara Nussa of Republic Services; 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 ("IDS"); and Greer Pagan, Elizabeth Cone and Anne-Marie Bradford 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 September 8, 2025, regular meeting. After review and discussion, Director Gaylord moved to approve the minutes, as submitted. Director Crocker seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END MAY 31, 2025

Mr. Florete reviewed a draft audit report for the fiscal year end May 31, 2025, and addressed questions from the Board. Following review and discussion, Director Gaylord moved to approve the draft audit, subject to final review, and authorize filing of same as appropriate. Director Crocker seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Florete reviewed a draft supplemental developer reimbursement report for the Series 2025 Unlimited Tax Bonds, reflecting reimbursement to Woodmere Development Co. in the amount of \$7,609.29.

Ms. Butler presented and reviewed the bookkeeper's report, a copy of which is attached, and presented the District's bills for payment.

Ms. Butler reviewed a handwritten check to McDonald Wessendorff in the amount of \$28,778.61 for the insurance premiums, should the Board approve the proposal submitted by McDonald Wessendorff. The Board concurred to hold the handwritten check until the insurance proposals are reviewed.

Discussion ensued regarding check no. 1935 from the operating fund to IDS. Mr. Pagan stated this payment and any previous payments made to IDS for interconnect engineering fees should be voided and paid from the District's capital projects fund.

Following review and discussion, Director Gaylord moved to (i) approve the bookkeeper's report, including payment of the bills; and (ii) approve the supplemental developer reimbursement report, subject to final review, and authorize disbursement of the funds. Director Nunez 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.

2025 TAX RATE

Mr. Pagan stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's 2025 tax rate. The Board opened the public hearing regarding the District's proposed tax rate of \$1.14 per \$100 of assessed valuation, with \$0.72 allocated for debt service and \$0.42 allocated for operations and maintenance. There being no members of the public in attendance who wished to address the Board, the public hearing was closed.

The Board considered adopting an Order Levying Taxes reflecting the proposed 2025 tax rate. The Board then considered authorizing the execution of an Amendment to Information Form to reflect the 2025 tax rate.

Following review and discussion, Director Gaylord moved to (i) adopt the Order Levying Taxes, reflecting the adopted tax rate of \$1.14 per \$100 of assessed valuation, with \$0.72 allocated for debt service and \$0.42 allocated for operations and maintenance; (ii) authorize execution of the Amendment to Information Form and to authorize filing with Harris County and the Texas Commission on Environmental Quality ("TCEQ"); and (iii) direct that the Order and Amendment to Information Form be filed appropriately and retained in the District's official records. Director Nunez 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. 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 the Sheldon Ridge Lift Station and recommended approval of Pay Estimate Nos. 5 and 6 in the amounts of \$180,918.00 and \$73,603.80, respectively, payable to Peltier Brothers Construction, LLC.

Mr. Hajduk stated bids were received for the construction of the Sheldon Ridge Lift Station Water, Sewer, and Drainage facilities, and recommended the Board award the contract to Fellers and Clark LP in the amount of \$220,189.00. The Board concurred that, in its judgment, Fellers and Clark LP is a responsible bidder who will be most advantageous to the District and will result in the best and most economical completion of the project.

Mr. Hajduk reported the Edgewood Wastewater Treatment Plant Discharge Permit has been received.

Mr. Hajduk reviewed and discussed a potential annexation of a tract of land west of Edgewood. Discussion ensued regarding the planned development and how to mitigate disturbances to nearby residents. Mr. Hajduk then requested authorization to request payment from the landowner for the preparation of a feasibility study.

Mr. Hajduk then recommended approval of the following Abandonment:

1. Abandonment of Utility Easement (0.0234 acre); and
2. Abandonment of Sanitary Sewer Easement (0.0077 acre; 0.0211 acre).

After review and discussion and based on the engineer's recommendation, Director Gaylord moved to (i) approve the engineer's report; (ii) approve the recommended pay estimates; (iii) award the recommended contract, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (iv) authorize IDS to request payment from the landowner for the preparation of a feasibility study for a potential annexation; and (v) approve the recommended Abandonments. Director Crocker seconded the motion, which passed unanimously.

BOND APPLICATION NO. 15

Mr. Hajduk stated the TCEQ Staff Memo has been received and discussion ensued regarding holding a special meeting to review and approve a Preliminary Official Statement and Notice of Sale for the sale of the bonds. Following review and discussion, the Board concurred to hold a special meeting on October 15, 2025, at 2:00 p.m. at ABHR, subject to room availability.

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 repair erosion at the earthen pilot channel in the amount of \$39,350.00.

Ms. Newsome then reviewed a proposal to remove a hot tub and additional debris dumped on the channel in the amount of \$4,950.00.

Following review and discussion, Director Gaylord moved to (i) approve the inspection report; and (ii) approve the recommended proposals as discussed. Director Nunez 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 stated there are no updates regarding park matters.

RENEWAL OF INSURANCE POLICIES

The Board reviewed proposals submitted by Brown & Brown and McDonald Wessendorff for the District's insurance policies, including the additional required coverage for the Kinder Morgan Pipeline. Messrs. Alford and Pagan discussed the proposals and recommended the Board allow them to review the two proposals more in depth and authorize approval of a proposal in an amount not to exceed \$28,778.61, subject to determination of which proposal includes the required coverage. Following review and discussion, Director Gaylord moved to approve the most cost efficient proposal in an amount not to exceed \$28,778.61, subject to determining which proposal includes the required coverage. Director Crocker seconded the motion, which passed unanimously.

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



Ellen Crocker

Secretary, Board of Directors

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