

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

December 1, 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 1st day of December, 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.; Barbara Nussa of Republic Services; Loren Morales of Morales 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 Greer Pagan, Elizabeth Cone, and Anne-Marie Bradford of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

There were no public comments.

MINUTES

The Board considered approving the minutes of the November 3, 2025, regular meeting. After review and discussion, Director Crocker moved to approve the minutes, as submitted. Director Gaylord 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. Director Jaehne 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 Crocker moved to approve the tax assessor/collector's report, and the payment of the bills contained in the tax assessor/collector's report. Director Gaylord 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.

Mr. Williams reviewed a rate analysis, a copy of which is attached, and Mr. Pagan requested a comparison of the District's rates to the rates of nearby districts.

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 filed in the District's records. 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 all actions, excluding 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 regarding the Sheldon Road Municipal Utility District ("Sheldon Road MUD") Wastewater Treatment Plant, and reviewed and recommended approval of Pay Estimate No. 5 to HDR Engineering, Inc. in the amount of \$210,774.59.

Mr. Hajduk provided an update regarding the Sheldon Ridge Clearing and Grubbing and reviewed and recommended approval of Pay Estimate No. 2 to Native Services, LLC in the amount of \$205,647.30.

Mr. Hajduk provided an update regarding the Sheldon Ridge Lift Station and reviewed and recommended approval of Pay Estimate Nos. 7 and 8 to Peltier Brothers Construction, LLC in the amounts of \$29,099.70 and \$64,260.00, respectively.

Mr. Hajduk provided an update of the annexation of the 63-acre tract discussed at the previous meeting. He reviewed a conceptual plan for the development, a copy of which is attached to the engineering report. Mr. Hajduk stated he has requested a feasibility payment from the landowner, and, upon receipt, he will prepare a feasibility study.

Discussion ensued regarding the status of additional potential annexations.

The Board discussed the use of surplus bond funds.

After review and discussion, and based on the engineer's recommendation, Director Gaylord moved to (i) approve the engineer's report; and (ii) approve the recommended pay estimates. Director Crocker seconded the motion, which passed unanimously.

ANNEXATION OF LAND INTO THE DISTRICT

There was no further discussion regarding this matter.

REPORT ON DETENTION MAINTENANCE

Ms. Newsome reviewed the monthly inspection report, a copy of which is attached.

GARBAGE AND RECYCLING MATTERS

There was no discussion regarding this matter.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Alford provided an update regarding development in the District.

SECURITY MATTERS

Mr. Alford stated he has no update from the Sheriff's Office.

LANDSCAPING AND PARK MATTERS

Mr. Alford discussed the preparation of an Order Establishing Rules and Regulations Regarding Use of District Recreational Facilities, and recommended deferring action until the next meeting.

ATTORNEY'S REPORT

Mr. Pagan presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database. He stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

The Board next reviewed its procedures for continuing disclosure compliance and concurred no changes were necessary.

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



Ellen Crotcher

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
Rate analysis	2
Engineer's report.....	2
Monthly inspection report.....	3