

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

January 5, 2026

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 5th day of January, 2026, 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 Gaylord, thus constituting a quorum.

Also attending the meeting in person or by teleconference were Barbara Nussa of Republic Services; 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 Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

There were no public comments.

MINUTES

The Board considered approving the minutes of the December 1, 2025, regular meeting. After review and discussion, Director Crocker moved to approve the minutes, as submitted. Director Nunez seconded the motion, which passed unanimously.

REPORT ON DETENTION MAINTENANCE

Ms. Newsome reviewed the monthly inspection report, a copy of which is attached. Ms. Newsome presented an updated schedule of costs for monthly maintenance to maintain the pilot channels in the District for an approximate cost of \$2,220.00 per month. Following review and discussion, Director Crocker moved to approve the updated schedule of costs, as discussed. Director Nunez seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

Mr. Pagan discussed procedures related to the 2026 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period. Following review and discussion, Director Crocker moved to adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Kerri Houck as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Jaehne seconded the motion, which passed unanimously.

Mr. Pagan reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election. Following discussion, Director Crocker moved to authorize the Secretary's agent to post the notice as required. Director Jaehne seconded the motion, which passed unanimously.

Mr. Pagan stated Harris County will not be contracting with municipal utility districts for the 2026 Directors Elections.

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.

Mr. Pagan stated that in accordance with the District's Investment Policy, the District's bookkeeper and the District's Investment Officer are required to execute disclosure statements that disclose any relationships with banks and brokers who seek to sell investments to the District. He added that the disclosure statements will be filed with the Texas Ethics Commission.

Following review and discussion, Director Crocker moved to (1) approve the bookkeeper's report, including payment of the bills; and (2) accept the disclosure statements from the District's bookkeeper and Investment Officer and direct that they be filed appropriately and retained in the District's official records. Director Jaehne seconded the motion, which passed unanimously.

RENEWAL OF ELECTRICITY CONTRACT

The Board deferred action on this item.

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 Jaehne 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 \$65.26.

Mr. Williams reviewed a rate analysis, a copy of which is attached to the operator's report. The Board then considered amending the rate order based on the analysis that the engineer provided to the Board.

Following review and discussion, Director Crocker moved to (1) approve the operator's report; and (2) amend the rate order, as discussed. Director Jaehne 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 why utility services should not be terminated for reason of nonpayment. The Board then conducted a hearing on the termination of utility service to other customers. Following review and discussion, Director Crocker 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 Jaehne 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. 6 to HDR Engineering, Inc. in the amount of \$181,430.84.

Mr. Hajduk provided an update regarding the Sheldon Ridge Clearing and Grubbing and reviewed and recommended approval of Pay Estimate No. 3 to Native Services, LLC in the amount of \$78,957.00.

Mr. Hajduk stated that bids were received for Sheldon Ridge, Section 16. Mr. Hajduk recommended that the Board award the contract to the lowest qualified bidder, Subterra Services Enterprises, LLC ("SSE"), in the amount of \$955,000.00. The Board concurred that, in its judgment, SSE 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 provided an update regarding the Sheldon Ridge Lift Station water, sewer, and drainage facilities and reviewed and recommended approval of Pay Estimate No. 1 to Fellers and Clark LP ("F&C") in the amount of \$129,917.10.

Mr. Hajduk stated that bids were received for the water, sewer, and drainage facilities to serve Edgewood Village East, Section 1. Mr. Hajduk recommended that the Board award the contract to the lowest qualified bidder, F&C, in the amount of \$1,938,500.00. The Board concurred that, in its judgment, F&C 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 provided an update regarding the landscape reserves to serve Edgewood Village, Sections 9 and 10 and reviewed and recommended approval of Pay Estimate Nos. 1, 2, and 3 to Four & One LLC in the amounts of \$7,461.01, \$82,969.32, and \$91,705.39, respectively. He then reviewed and recommended approval of Change Order No. 1 to increase the contract with Four & One LLC in the amount of \$9,264.05 for sign removal, demolition, and disposal, and steel channel repair. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Hajduk provided an update of the potential annexation of the 63-acre tract. He stated that the owner representative is submitting the feasibility payment and, upon receipt, he will prepare a feasibility study.

Mr. Hajduk updated the Board on the use of surplus bond funds.

After review and discussion, and based on the engineer's recommendation, Director Jaehne moved to (1) approve the engineer's report; (2) approve the recommended pay estimates; (3) approve the recommended change order; (4) award the contract for Sheldon Ridge, Section 16 to the lowest qualified bidder, SSE, in the amount of \$955,000.00, based upon the engineer's recommendation and subject to receipt of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by SSE; and (5) award the contract for the water, sewer, and drainage facilities to serve Edgewood Village East, Section 1 to the lowest qualified bidder, F&C, in the amount of \$1,938,500.00, based upon the engineer's recommendation and subject to receipt of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by F&C. Director Crocker seconded the motion, which passed unanimously.

SURPLUS FUNDS

No action was taken on this item.

ANNEXATION OF LAND INTO THE DISTRICT

There was no further discussion regarding this matter.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

There was no discussion on this item.

SECURITY MATTERS

There was no discussion on this item.

LANDSCAPING AND PARK MATTERS

There was no discussion on this item.

ATTORNEY'S REPORT

Mr. Pagan reported on the District's compliance activities during the prior calendar year related to bond financings. He stated that no corrective action is required at this time.

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



Ellen Crocker
Secretary, Board of Directors

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