

MINUTES  
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

March 2, 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 2nd day of March, 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 Directors Moffatt and Gaylord, thus constituting a quorum.

Also attending the meeting in person or by teleconference were Eric Oliver and Kott Sherlock of Junction USA; Aaron Alford of Woodmere Development Company Ltd.; Marie Newsome of Storm Water Solutions; Renee Butler and Mara Baeza 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, Trenise Simmons, 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 February 2, 2026, regular meeting. After review and discussion, Director Crocker moved to approve the minutes, as submitted. Director Jaehne seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

Mr. Pagan discussed procedures related to the 2026 Directors Election. He recommended the Board accept Order Cancelling Election and Declaring Unopposed Candidates Elected to Office.

Mr. Pagan discussed that Certificate Declaring Unopposed Status of Candidates for Election to Board of Directors.

Following discussion, Director Crocker moved to (1) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office; and (2) adopt the Certificate Declaring Unopposed Status of Candidates for Election to Board of Directors. Director Jaehne seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Baeza 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 Crocker moved to approve the bookkeeper's report, including payment of the bills. 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 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. Following review and discussion, Director Crocker moved to approve the operator's report. Director Jaehn 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.

## REVIEW CRITICAL LOAD SPREADSHEET ("CLS")

The Board reviewed the District's CLS. Mr. Pagan said the District's updated CLS will be filed with the required entities, which include the Public Utility Commission, the Texas Division of Emergency Management, the District's retail electric provider, and CenterPoint Energy as the Transmission and Distribution Utility Company. Following review and discussion, Director Crocker moved to approve and authorize filing of the updated CLS and direct that it be retained and filed appropriately in the District's official records. Director Jaehne seconded the motion, which passed unanimously.

## ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board conducted the annual review of the District's Amended and Restated Drought Contingency Plan and concurred to make no changes.

## 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. 8 in the amount of \$389,475.00, payable to HDR Engineering, Inc. ("HDR"). He noted that HDR is currently preparing to begin initial design on the second and final phase.

Mr. Hajduk reported that Sheldon Road MUD has requested that the District approve tentative construction of a new force main connection to the future Sheldon Ridge gravity sanitary sewer system, pending confirmation that such new force main connection and the resulting redirected flow will not adversely impact the Sheldon Ridge sanitary sewer system. He stated that the request is due to the current location of the force main requiring repair. Mr. Hajduk noted that the project would be at Sheldon Road MUD's cost.

Mr. Hajduk updated the Board on the water plant capacity and stated that HDR is preparing the initial design.

Mr. Hajduk updated the Board on Sheldon Ridge, Section 16 and recommended approval of Change Order No. 1 as a \$0.00 net change to the contract with Native Services, Inc. The Board concurred that the change order is beneficial to the District.

Mr. Hajduk updated the Board on the lift station to serve Sheldon Ridge and recommended approval of Change Order No. 2 as a \$0.00 net change to the contract with Peltier Brothers Construction, LLC ("Peltier"). The Board concurred that the change order

is beneficial to the District. Mr. Hajduk then recommended approval of Pay Estimate No. 9 in the amount of \$33,059.70, payable to Peltier.

Mr. Hajduk updated the Board on the water, sewer, and drainage facilities to serve Edgewood Village East, Section 1 and recommended approval of Pay Estimate No. 1 in the amount of \$612,010.58, payable to Fellers and Clark LP.

Mr. Hajduk provided an update on the potential annexation of the 63.227-acre tract.

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 tentative construction of a new force main connection to the future Sheldon Ridge gravity sanitary sewer system, as discussed; and (3) approve the recommended pay estimates and change orders, as presented. Director Crocker seconded the motion, which passed unanimously.

#### SURPLUS FUNDS

Mr. Hajduk updated the Board on the use of surplus bond funds. The Board then considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality ("TCEQ") for use of Surplus Park Bond Funds in the amount of \$194,452.00. Following review and discussion, Director Jaehne moved to adopt a Resolution Authorizing Application to the TCEQ for use of Surplus Park Bond Funds. Director Crocker seconded the motion, which passed unanimously.

#### ANNEXATION OF LAND INTO THE DISTRICT

Mr. Pagan discussed the proposed annexation of approximately 63.227-acres. He then reviewed an annexation letter agreement between the District and Summit Acquisitions & Development LLC. Following review and discussion, Director Crocker moved to approve the annexation letter agreement. Director Jaehne seconded the motion, which passed unanimously.

#### 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 on this item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Alford updated the Board on development in the District.

SECURITY MATTERS

Mr. Alford updated the Board on security matters in the District.

LANDSCAPING AND PARK MATTERS

Mr. Alford updated the Board on landscaping matters in the District. Ms. Cone then presented an Order Establishing Rules and Regulations Regarding Use of District Recreational Facilities. After review and discussion, Director Jaehne moved to adopt the Resolution and direct that it be retained in the District's official records. Director Crocker seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion on this item.



*Ellen Crocker*  
Secretary, Board of Directors

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