

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas**, said address being a meeting place of the District.

The meeting will be held on **Monday, October 28, 2024, at 7:00 p.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Review and approve the minutes of the September 23, 2024, Board of Directors meeting;
3. Status of Audit Report for fiscal year ended June 30, 2024 (filing deadline November 12, 2024);
4. Bookkeeper's report, including financial and investment reports;
5. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting;
6. Annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
7. Adoption of Resolution Authorizing Use of Surplus Construction Funds (Water Plant No. 3 Improvements);
8. Tax Assessor-Collector report, including authorizing payment of invoices presented, approving moving of accounts to uncollectible roll, status of collection of delinquent taxes and authorizing lawsuit and/or foreclosure, as appropriate;
9. Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements, service terminations, and/or the filing of proofs of claim;
10. Conduct a public hearing regarding the adoption of the District's 2024 tax rate;
11. Levy of the District's 2024 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
12. Approval and execution of an Amended District Information Form;

13. Operation and Maintenance Report, including:
 - (a) Authorizing the repair and maintenance of District facilities, including the ratification of prior repairs;
 - (i) Status of insurance claim for well motor repair at Water Plant Nos. 2; and
 - (ii) Investigation of fine screen at Wastewater Treatment Plant;
 - (b) Monthly report;
 - (c) Any appeals of District charges or customer communications;
 - (d) Compliance with the District's permits;
 - (e) Status of replacement of high usage water meters; and
 - (f) Status and approval of Service Line Inventory in connection with EPA's Lead and Copper Rule Revisions;
14. Status of final phase for installation of electronic water meters in the District by Accurate Meter & Supply, L.L.C.;
15. Discussion regarding recent decrease in fees by the North Harris County Regional Water Authority, including the adoption of an amendment to the District's Rate Order in connection therewith;
16. Engineer's Report, including:
 - (a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and authorize acceptance of TEC Form 1295, and approval of related storm water plans, including:
 - (i) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of the District, and the execution of any documentation in connection therewith; and
 - (ii) Status of design of Wastewater Treatment Plant Improvements ("WWTP"); updated cost estimate;
 - (b) Authorizing the award of construction contracts or concurrence of award of contracts for the construction and/or maintenance of facilities within the District, and approval of any related storm water permits;
 - (i) Status of bids for lift station project;
 - (c) Status of construction and/or repair of facilities to serve land within the District, including the approval of any change orders;
 - (i) Status of Water Plant No. 3 Improvements (Gilleland Smith Construction, Inc.);
 - (d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes;
 - (e) Status of Storm Water Quality Permits;
 - (f) Status of street and storm sewer acceptances by Harris County;
 - (g) Status of compliance with Chapter 191, Texas Natural Resources Code ("Antiquities Code"); and

- (h) Status of request to Harris County for maintenance of "combined ditch" drainage channel following rehabilitation project; discuss options for maintenance of drainage channels and scheduling of meeting with Harris County regarding same (District request letter received July 29, 2024);
- 17. Report by Storm Water Solutions, LP concerning monthly inspection of detention ponds and maintenance of District facilities and sites;
 - (a) Status of erosion repair at Cypresswood Trails detention pond; and
 - (b) Status of removal of fallen tree at WWTP;
- 18. Issuance of utility commitments and/or consideration of service requests;
- 19. Developer's Report, including the approval of Utility Development Agreements and/or Waiver Agreements and the concurrence in the award of contracts and/or payments in connection with the construction of utility facilities to serve land within the District;
 - (a) Status of development of 108 acre tract;
 - (i) Status of bids and authorization of award of contract in connection with TRE excavation pond project; and
 - (ii) Assignment of Utility Development Agreement from Red Mercury, LLC to W.W. Grainger, Inc.;
 - (b) Status of 27 acre tract, including status of contract with DC Contracting Services, LLC for Detention Basin and Storm Sewer to serve Ranch Country;
 - (i) Discuss stormwater pollution prevention plan compliance services and potential changes in service provider; approval of any necessary change orders and/or agreements in connection with same; and
 - (c) Status of receipt of deposit and preparation of feasibility study for development of approximately 3 acre tract;
- 20. Consider assignment of Consent to Installation of Paving, Parking License and Indemnity Agreement (Water Plant No. 2 Site) between the District and Rosehill Fire Department to Harris County Emergency Services District No. 21 ("ESD 21") and ESD 21's assumption of agreement obligations; consider termination of agreement;
- 21. Status of District's security patrol contract with the Harris County Constable's Office and security issues within the District;
- 22. Attorney's Report;
 - (a) Yield restriction report for Series 2018 Unlimited Tax Bonds;
- 23. Consider lease agreement concerning food truck operation within old Water Plant No. 1 tract and related issues; consider alternative sale of tract and obtaining appraisal regarding same;
- 24. Report concerning status of District website;

25. Closed Session for consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege pursuant to Section 551.071, Texas Government Code, as amended, and/or to discuss acquisition of interests in real property pursuant to Section 551.072, Texas Government Code, as amended, and/or to discuss security matters pursuant to Section 551.076, Texas Government Code, as amended;
26. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
27. Consideration of matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Spencer W. Creed
Spencer W. Creed
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

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