



NORTHWEST FREEWAY市政公用 事業區

居民選舉教育演講

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- 演講者

- 什麼是NORTHWEST FREEWAY市政公用事業區？
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 - 基礎設施修復
 - 用於未來開發的基礎設施
- 財務資訊
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 - 提供工程資金
- 選舉資訊
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 - 投票資訊
- 問與

- 網站

網站

URL:

- [HTTPS://WWW.NORTHWESTFREEWAYMUD.COM/](https://www.northwestfreewaymud.com/)

選舉資訊:

- [HTTPS://WWW.NORTHWESTFREEWAYMUD.COM/ELECTION](https://www.northwestfreewaymud.com/election)

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT

HOME ELECTION DOCUMENTS BILLING MORE INFO CONTACT US

Welcome to Northwest Freeway MUD

Northwest Freeway Municipal Utility District (the "District") was created by Order of the Texas Water Rights Commission, on March 10, 1977. The purpose of its creation was to provide water production and distribution, wastewater collection and treatment and drainage facilities to serve the land within its boundaries. Its creation requires the District to operate under the provisions of Chapter 49 and Chapter 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to Municipal Utility Districts. The confirmation election for the District was held within the District on April 2, 1977.

The District is located in the Richard Walton Survey, Abstract 845 and the Harris County School Land Survey, Abstract 333. It is approximately 30 miles northwest of Houston's Central Business District and is within the City of Houston's extraterritorial Jurisdiction and the boundaries of the Waller Independent School District. The current size of the District is 399.178 acres. More specifically, the District is located immediately north and west of the intersection of U.S. Highway 290 and Becker Road, in northwest Harris County. U.S. Highway 290 is adjacent to and south of the District.

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Virtual Open House

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September 28th Public Meeting Notice

The Northwest Freeway Municipal Utility District Board of Directors will be having a public meeting via telephone

演講者

DENNIS SANDER

SANDER ENGINEERING CORP.總裁

註冊專業工程師

在市政工程領域擁有50多年的經驗

擔任NORTHWEST FREEWAY市政公用事業
區工程師36年

JOHN HOWELL

GMS GROUP高級副總裁

超過44年的「特殊目的區」財務
顧問經驗

擔任NORTHWEST FREEWAY市政公
用事業區財務顧問26年

SPENCER CREED

SCHWARTZ, PAGE & HARDING合夥人

本區法律顧問

擔任「特殊目的區」（包括NORTHWEST
FREEWAY市政公用事業區）的總法律顧問和債
券法律顧問超過18年

The background of the slide features several realistic water droplets of various sizes scattered across a light gray gradient. The droplets have highlights and shadows, giving them a three-dimensional appearance.

什麼是NORTHWEST
FREEWAY市政公用事業
區？

NORTHWEST FREEWAY市政公用事業區 – 成立於1977年

本區負責為約1183所房屋中的約4100名居民提供水務、污水管道、基礎設施和服務，涵蓋本區399.178英畝土地內的RANCH COUNTRY、RANCH COUNTRY ESTATES和CYPRESSWOOD TRAILS社區



本區董事會

BARRY CAMPBELL – 主席

- 自1988年起擔任董事會成員
- 自1978年起成為屋主

TOM WILDRICK – 副主席

- 自2014年起擔任董事會成員
- 自1981年起成為屋主

DIXIE BABINEAUX – 秘書長

- 擔任董事會成員超過兩年多一點
- 自2006年起成為屋主

MORRIS HARMON, JR. – 助理秘書長

- 擔任董事會成員超過兩年多一點

CHARLES DUDLEY – 董事

- 新進加入董事會

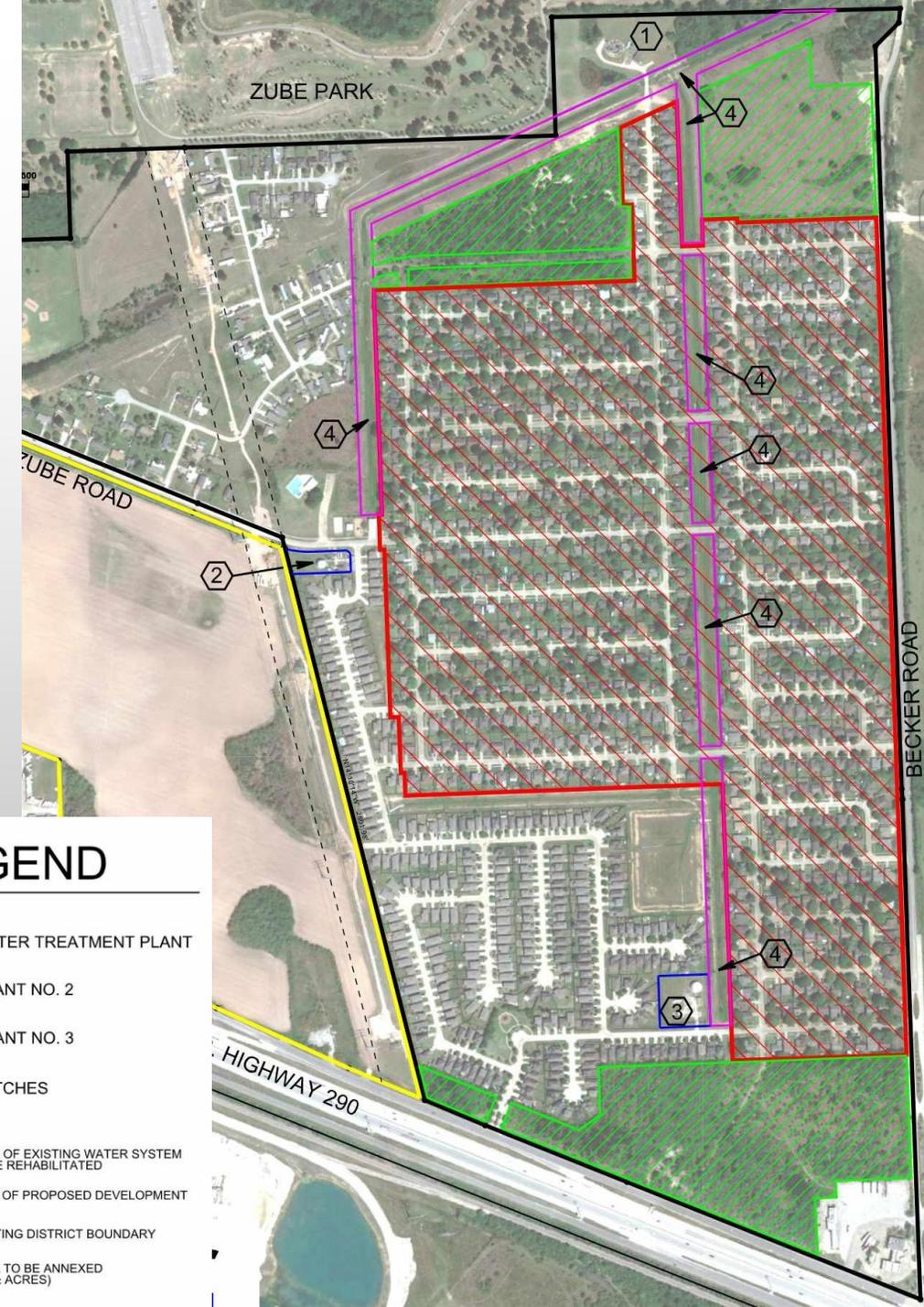
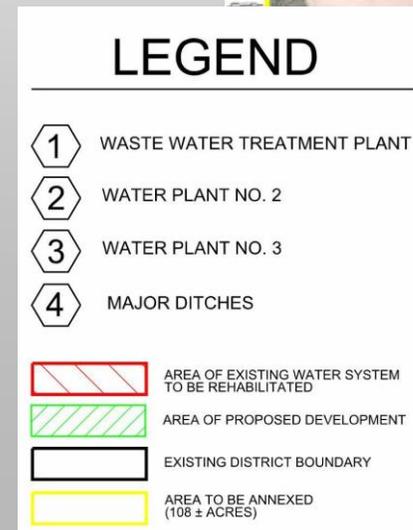
選舉目標



修復現有基礎設施

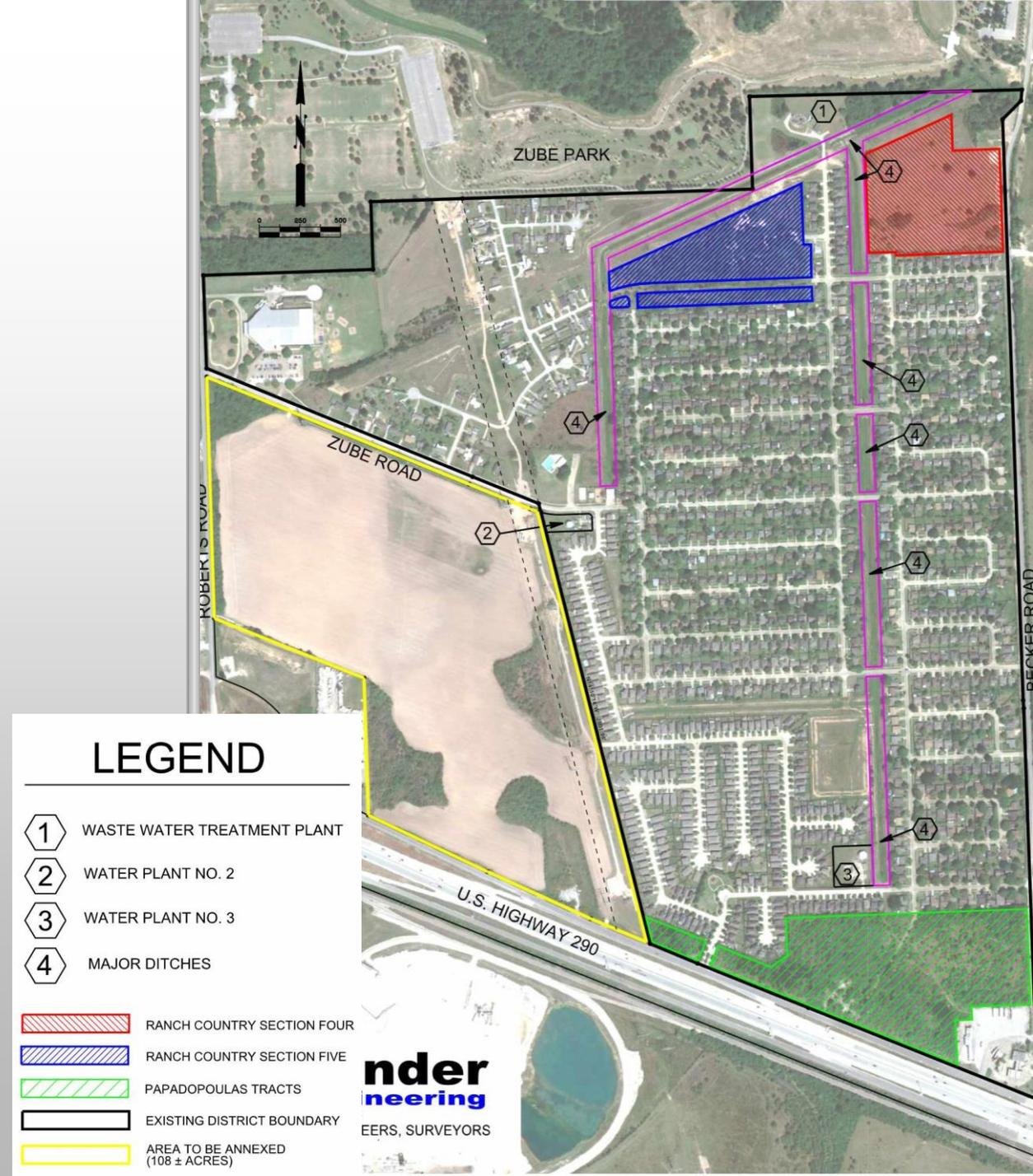
最初的基础設施安裝於上世紀70年代。
平均而言，基礎設施的壽命可達30-40年左右。
本區目標：

- 維修並更換本區的部分供水管道
- 修復本區的排水渠和滯留池



用於新開發的基礎設施

- 在RANCH COUNTRY未開發部分（第4部分和第5部分）進行基礎設施安裝
- 在面朝US290及BECKER ROAD以西的未開發房產中進行基礎設施安裝
- 將為待開發的108英畝的合併地塊提供服務的基礎設施



財務資訊



什麼是債券授權？

- 債券授權是指授權出售債券，為本區工程項目籌集資金
 - 這類似於可供企業用於獲取運營資金的信貸額度。
- 授權不是直接提供資金，也不是無需滿足嚴格監管要求就能獲取全部授權金額的「空白支票」。
- 儘管授權的金額可能較大，但僅在**準備啓動必要工程項目**或有必要進行修理、維護或更換時，才可出售債券。

提供工程資金：債券授權與「隨用隨付」

債券授權

示例：工程成本為360萬美元

- 出售債券的目的是為工程提供資金
- 應不會提高從價（房產稅稅率）
- 每所房屋對工程的平均供款：每月15.50美元，大約每年185美元
- 目前居民和未來居民分擔30年的債務負擔

「隨用隨付」

示例：工程成本為360萬美元

- 資金來源是徵收居民水費
- 在籌集工程資金之前即增加水費（除非有緊急需要）
- 每所房屋對工程的平均供款：大約3000美元（除非有緊急需要）
- 債務負擔是立即產生的，完全由目前居民承擔

在這兩種情況下，工程資金必須在工程投標之前存入銀行。

本區統計數字

- 2020年應稅估值：1.42億美元
- 目前未償還債券之評級：BBB+（在各區中排名前25%）

2019年重疊稅率（按轄區）

2020年擬議稅率（每100美元估值）

債務清償稅	0.45美元
維護稅	0.25美元
2020年總稅率	0.70美元

自2010年以來，董事會已將本區總稅率
下調50%！

Waller獨立學區	1.370000美元
Harris縣	0.616700美元
Harris縣緊急服務區第21區	0.100000美元
Harris縣緊急服務區第3區	0.100000美元
Northwest Freeway市政公用事業區	0.700000美元
2019年總重疊稅率	2.886700美元

選舉資訊



選票之條文陳列

- **提案A** – 發行本金總額不高於18,155,000美元的水、污水管道及排水設施債券，並徵收不限稅率或稅額的足額稅款用於償付上述債券之本金及利息
- **提案B** – 發行本金總額不高於18,155,000美元的償債債券，用於償付為水、污水管道及排水設施而發行的債券以及與之相關的任何償債債券，並徵收不限稅率或稅額的足額稅款用於償付上述債券之本金及利息
- **提案C** – 一項運營和維護稅，其稅率為每一百美元（\$100）的可徵稅房產估值徵稅不超過五十美分(\$0.50)

SAMPLE BALLOT

General and Special Elections
Harris County, Texas
November 03, 2020

TO VOTE: Mark the ballot by placing an "X" in the square beside the candidate of your choice. To vote "FOR" or "AGAINST" a proposition on the ballot, mark the ballot by placing an "X" in the square indicating the way you wish to vote.

BOLETA DE MUESTRA

Elecciones Generales Y Especiales
Condado de Harris, Texas
3 de noviembre, 2020

Para Votar: Marque la boleta con una equis "X" en el cuadro al lado del candidato que prefiere. Para votar "A FAVOR" o "EN CONTRA" a una proposición en la boleta, marque su boleta con una equis "X" en el cuadro indicando como desea votar.

LÁ PHIẾU MẪU

Các Cuộc Tổng Tuyển Cử Và Bầu Cử Đặc Biệt
Quận Harris, Texas
Ngày 3 Tháng 11, 2020

BIỂU PHIẾU Mẫu là phiếu bằng cách đánh dấu "X" vào ô vuông bên cạnh tên của ứng cử viên mà quý vị lựa chọn. Để bầu phiếu "THUẬN" hoặc "CHỐNG" cho các đề nghị ghi trên lá phiếu, đánh dấu "X" vào ô vuông bên cạnh tên là phiếu chỉ cách mà quý vị muốn bầu chọn.

選票樣本

普選與特別選舉
Texas 州 Harris 縣
2020年11月3日

投票時，在您的專屬的候選人選擇票的方格內以 "X" 印號選擇您的選票。在選舉上投票的基礎是您的選擇票的方格內以 "X" 印號選擇您的選票。如果您要選擇「附加投票選項」，票的方格內以 "X" 印號選擇您的選票。以及將下列的選票附加給候選人的名字。可選擇不投或投 1 個選項，除非另有指示。

Northwest Freeway Municipal Utility District, Bond and Maintenance Tax Election
Northwest Freeway Municipal Utility District, ELECCIÓN DE BONOS Y DE IMPUESTO DE MANTENIMIENTO
Northwest Freeway Municipal Utility District, Cuộc Bầu Cử Trái Phố và Thuế Bảo Trì
Northwest Freeway Municipal Utility District, 債券和維護稅選舉

NW FRWY MUD, PROPOSITION A
NW FRWY MUD, PROPOSICIÓN A
NW FRWY MUD, KẾ HOẠCH ĐỀ NGHỊ A
NW FRWY MUD, 提案 A

THE ISSUANCE OF UP TO \$18,155,000 IN TOTAL PRINCIPAL AMOUNT OF BONDS FOR WATER, SANITARY SEWER AND DRAINAGE FACILITIES AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS.

FOR A FAVOR THUẬN 贊成
AGAINST EN CONTRA CHỐNG 反對

NW FRWY MUD, PROPOSITION B
NW FRWY MUD, PROPOSICIÓN B
NW FRWY MUD, KẾ HOẠCH ĐỀ NGHỊ B
NW FRWY MUD, 提案 B

THE ISSUANCE OF UP TO \$18,155,000 IN TOTAL PRINCIPAL AMOUNT OF REFUNDING BONDS TO REFUND BONDS ISSUED FOR WATER, SANITARY SEWER AND DRAINAGE FACILITIES, AND ANY REFUNDING BONDS RELATED THERETO, AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS.

FOR A FAVOR THUẬN 贊成
AGAINST EN CONTRA CHỐNG 反對

NW FRWY MUD, PROPOSITION C
NW FRWY MUD, PROPOSICIÓN C
NW FRWY MUD, KẾ HOẠCH ĐỀ NGHỊ C
NW FRWY MUD, 提案 C

AN OPERATION AND MAINTENANCE TAX NOT TO EXCEED FIFTY CENTS (\$0.50) PER ONE HUNDRED DOLLARS (\$100) VALUATION OF TAXABLE PROPERTY.

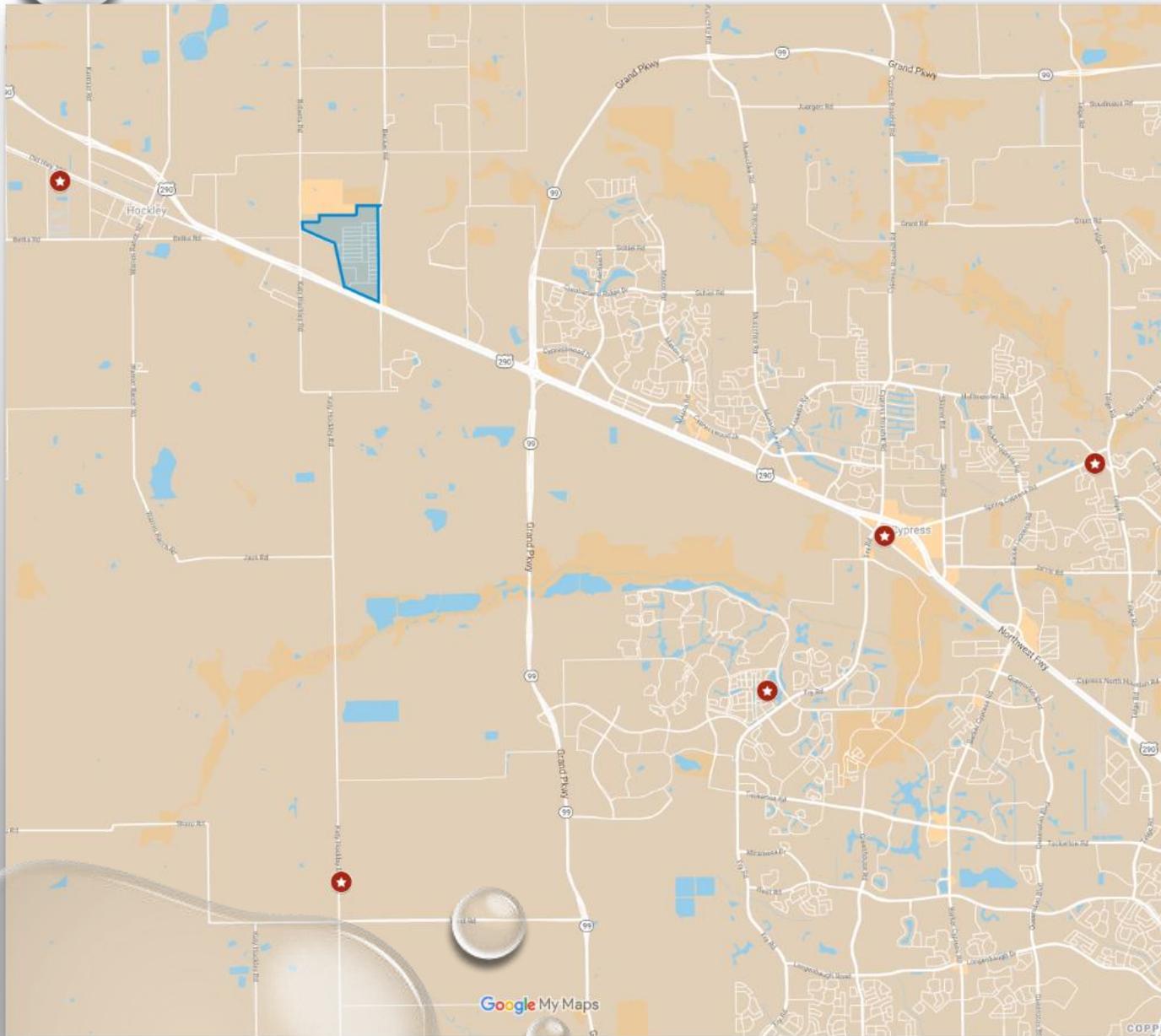
FOR A FAVOR THUẬN 贊成
AGAINST EN CONTRA CHỐNG 反對

Table with columns for Harris County, Texas, November 03, 2020, Precinct 0049-43, and various candidates for different offices like Judge, Court of Criminal Appeals, Member, State Board of Education, etc.

Table with columns for Harris County, Texas, November 03, 2020, Precinct 0049-43, and various candidates for different offices like Judge, County Criminal Court No. 16, County Attorney, Sheriff, County Tax Assessor-Collector, County Clerk, County School Trustee, etc.

提前投票時間表

- 10月13日（週二）至10月17日（週六）：上午7:00至晚上7:00
- 10月18日（週日）：中午12:00至晚上7:00
- 10月19日（週一）至10月24日（週六）：上午7:00至晚上7:00
- 10月25日（週日）：中午12:00至晚上7:00
- 10月26日（週一）：上午7:00至晚上7:00
- 10月27日（週二）至10月29日（週四）：上午7:00至晚上10:00
 - （10月29日（週四）：五(5)個24小時地點，延續到週五上午）
- 10月30日（週五）：上午7:00至晚上7:00



EARLY VOTING LOCATIONS

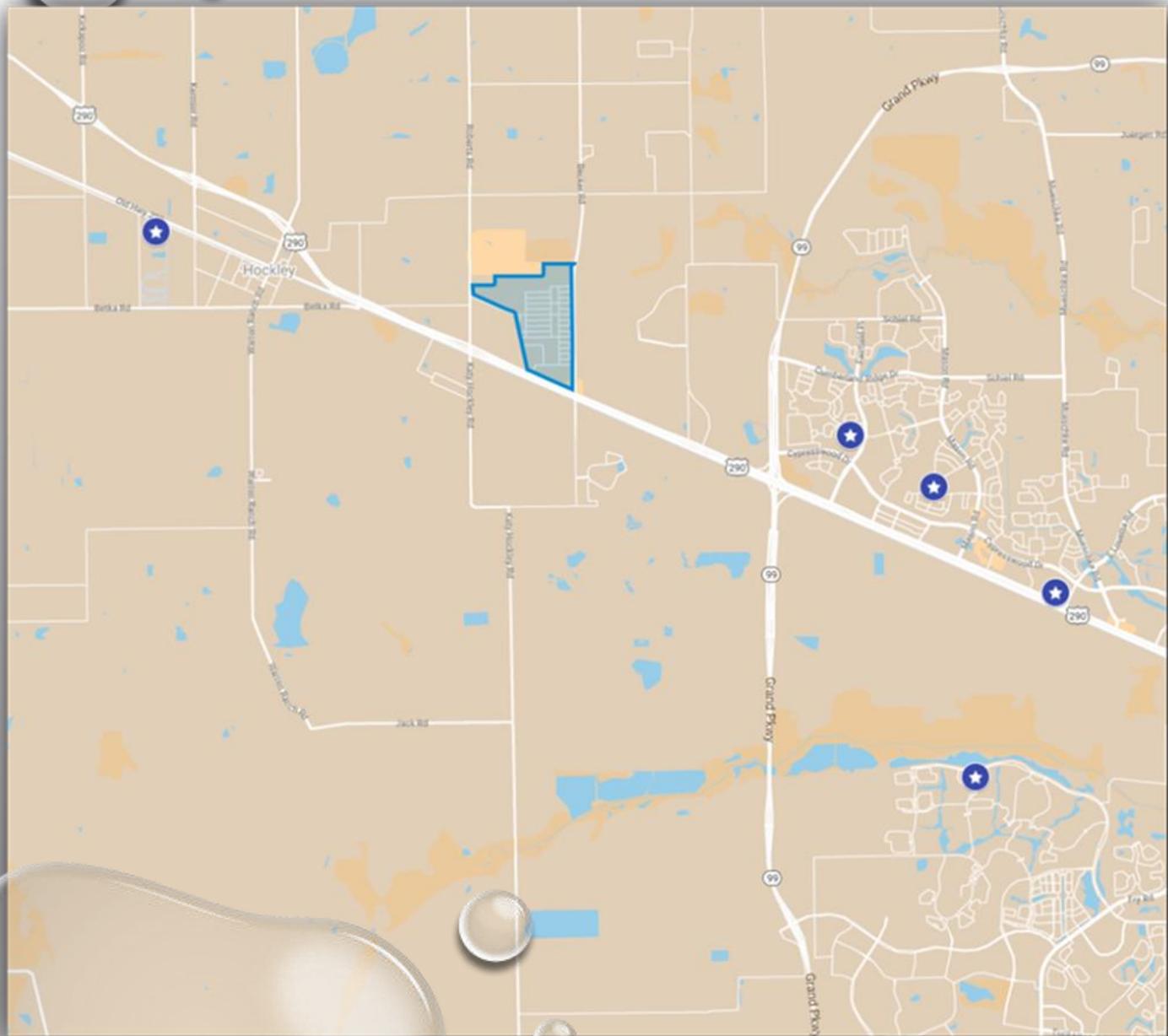
HOCKLEY COMMUNITY CENTER
28515 OLD WASHINGTON ROAD
HOCKLEY, TX 77447

LAKELAND ACTIVITY CENTER
SANDPIPER ROOM AND CRANE
16902 BRIDGELAND LANDING
CYPRESS, TX 77433

JUERGENS HALL COMMUNITY CENTER
DANCE HALL
26026 HEMPSTEAD HIGHWAY
CYPRESS, TX 77429-7321

JOHN PAUL LANDING ENVIRONMENTAL EDUCATION CENTER
9950 KATY HOCKLEY ROAD
CYPRESS, TX 77433

SAINT JOHN LUTHERAN CHURCH AND SCHOOL
GYM
15235 SPRING CYPRESS ROAD
CYPRESS, TX 77429



ELECTION DAY LOCATIONS

**SALYARDS MIDDLE SCHOOL
LIBRARY**
21757 FAIRFIELD PLACE DRIVE
CYPRESS, TX 77433-3196

HOCKLEY COMMUNITY CENTER
28515 OLD WASHINGTON ROAD
HOCKLEY, TX 77447

**AULT ELEMENTARY SCHOOL
CAFETERIA**
21010 MAPLE VILLAGE DRIVE
CYPRESS, TX 77433-5722

FAIRFIELD BAPTIST CHURCH
27240 US 290
CYPRESS, TX 77433

**POPE ELEMENTARY SCHOOL
ART ROOM**
19019 NORTH BRIDGELAND LAKE PARKWAY
CYPRESS, TX 77433-3468

問答



網站

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