

**NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT**  
**Minutes of Meeting of Board of Directors**  
**February 23, 2026**

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on February 23, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Tom Wildrick, President  
William White, Vice President  
Alex Reyes, Secretary  
Charles "Kendrick" Dudley, Assistant Secretary  
Sheldon Littlejohn, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also attending the meeting were Dulce Molina of Municipal Accounts & Consulting, L.P. ("MA&C"); Scott Barr of Regional Water Corporation ("RWC"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Rene Hurtado of Sander Engineering Corporation ("SEC"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Luis Cebrian of Storm Water Solutions, LP ("SWS"); and Spencer Creed of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

**PUBLIC COMMENTS**

The Board next considered public comments. There were no comments from the public at this time.

**APPROVAL OF MINUTES**

The Board next reviewed the minutes of its meeting held on February 2, 2026. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on February 2, 2026, be approved, as written. Director White seconded said motion, which unanimously carried.

**SECURITY REPORT(S) AND SECURITY ISSUES WITHIN THE DISTRICT**

The Board deferred review of a security report from the Harris County Constable's Office, Precinct 4 ("HCCO4") upon noting that the January report was presented at the special meeting held on February 2, 2026.

**BOOKKEEPER'S REPORT**

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated February 23, 2026, attached hereto as **Exhibit A**, including the disbursements presented for

payment from the District's various accounts. After discussion, Director Dudley moved that the bookkeeping report be approved and that the disbursements identified in the report be approved for payment. Director Wildrick seconded said motion, which unanimously carried.

A discussion ensued concerning the increased cost for supplemental security patrols being coordinated by Ranch Country Association, Inc. ("RCA"), to which the District contributes financially. The Board requested that MAC hold check no. 15791 pending receipt of an updated contract between RCA and the officer(s) supporting the increased amount. The Board also requested that Ms. Molina ask RCA to provide the monthly report being provided by the supplemental officers and that a report be requested if it is not already being prepared.

Ms. Molina then presented to and reviewed with the Board a Quarterly Investment Report, which had been prepared by MA&C for the reporting period ending December 31, 2025, a copy of which is included with **Exhibit A**. After review of the Quarterly Investment Report and upon motion duly made by Director Dudley, seconded by Director Wildrick and unanimously carried, said Quarterly Investment Report was approved and the District's Investment Officer was authorized to execute same on behalf of the Board and the District.

#### **TAX ASSESSOR-COLLECTOR'S REPORT**

Ms. Highberger next presented to and reviewed with the Board the tax assessor-collector report prepared by Wheeler for the month of January 2026, copies of which are attached hereto as **Exhibit B**. After discussion, Director Dudley moved that the tax assessor-collector's report be approved and that the disbursements identified in the report be approved for payment. Director White seconded said motion, which unanimously carried.

#### **REPORT AND LEGAL ACTION TAKEN BY THE DISTRICT'S DELINQUENT TAX COLLECTIONS ATTORNEY**

Mr. Creed presented to and reviewed with the Board a delinquent tax collections attorney report, received by the District from Ted A. Cox, P.C., a copy of which is attached hereto as **Exhibit C**. No action was taken by the Board at this time.

#### **ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR**

The Board deferred adoption of a Resolution Concerning Developed District Status for the 2026 Tax Year until the next meeting.

#### **OPERATIONS REPORT**

Mr. Barr next presented and reviewed the Operations Report for January 2026, a copy of which Report is attached hereto as **Exhibit D**, and discussed same with the Board. He provided the Board with an update concerning the status of replacement of the blower at the Wastewater Treatment Plant, and advised it has been ordered but not yet received. No action was taken by the Board at this time.

## **CONSUMER CONFIDENCE REPORT**

The Board next considered authorizing RWC to provide required information to districts receiving water through an emergency interconnect relative to Consumer Confidence Reports ("CCR") and to prepare a draft CCR for review by the Board. Mr. Creed advised that pursuant to CCR requirements promulgated by the United States Environmental Protection Agency, the District is required to provide a report containing various information regarding the District's water supply to any other water supplier which has received water from the District. After discussion on the matter, Director Dudley moved that the Board authorize RWC to provide the required information as set forth hereinabove, and to prepare a draft CCR for review by the Board. Director Reyes seconded said motion, which carried unanimously.

## **ENGINEERING REPORT**

Mr. Hurtado presented and reviewed a written engineering report dated February 23, 2026, a copy of which report is attached hereto as **Exhibit E**, relative to the status of various projects within the District, and discussed same with the Board. No action was taken by the Board at this time.

Mr. Creed noted that SEC will need to provide an updated cost summary for the Wastewater Treatment Plant Improvements project and the calculated pro-rata share of same to the developer of the 108 acre warehouse tract project.

## **RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS**

Mr. Creed next presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects (the "Resolution"), attached hereto as **Exhibit F**. He informed the Board that the District previously adopted the Department of Labor's applicable wage rates for the Harris County area, which have recently been updated. After discussion and consideration of the proposed Resolution, Director Wildrick moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the updated wage rates published by the Department of Labor for the Harris County area and that the President and Secretary be authorized to execute same on behalf of the Board and the District. Director White seconded said motion, which unanimously carried.

## **STORM WATER SOLUTIONS, L.P.**

Mr. Cebrian next presented and reviewed a report provided by SWS, a copy of which is attached hereto as **Exhibit G**. He then presented and reviewed a proposal, a copy of which is included as part of **Exhibit G**, to install signage related to trespassing, dumping, and/or the use of unauthorized motor vehicles within and adjacent to District facilities. Following discussion, the Board concurred to defer taking action with regard to the proposal at this time.

## **ISSUANCE OF UTILITY COMMITMENT(S)**

The Board deferred consideration of issuance of utility commitments after noting that no requests had been received.

## **DEVELOPER'S REPORT**

The Board next considered the developer's report. Mr. Papadopoulos advised he had no updates to discuss with the Board at this time.

## **RENEWAL OF DISTRICT INSURANCE COVERAGES**

As the next order of business, the Board considered renewal of the District's insurance coverages. Mr. Creed advised the Board that, as requested at a previous meeting, SPH obtained a renewal proposal from Arthur J. Gallagher & Co. He advised that the District's current coverages are due to expire on March 31, 2026. After discussion, Director Wildrick moved that the Board accept the proposal from Arthur J. Gallagher & Co., a copy of which is attached hereto as **Exhibit H**. Director White seconded the motion, which unanimously carried.

## **ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Mr. Creed advised that he had nothing additional of a legal nature to report at this time.

## **STATUS OF DISTRICT WEBSITE**

Mr. West next presented and reviewed a verbal Communications Meeting Report on behalf of Touchstone. No action was taken by the Board at this time.

The Board requested that the dispatch phone number for HCCO4 be posted on the District's website.

## **CLOSED SESSION**

The Board determined it would not be necessary to enter into Closed Session pursuant to Texas Government Code, Section 551.071 and/or Section 551.072.

## **MATTERS TO BE CONSIDERED ON FUTURE AGENDAS**

The Board considered items for placement on a future agenda. No specific items were requested.

**ADJOURNMENT**

There being no further business to come before the Board, Director Dudley moved that the meeting be adjourned. Director Littlejohn seconded the motion, which unanimously carried.

  
Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor-Collector Report
Exhibit C	Delinquent Tax Report
Exhibit D	Operations and Maintenance Report
Exhibit E	Engineer's Report
Exhibit F	Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
Exhibit G	Report provided by Storm Water Solutions, L.P.; Proposal
Exhibit H	Renewal proposal from Arthur J. Gallagher & Co.