

The background of the slide is a dark, textured surface with a vertical wood-grain pattern. Scattered across this background are numerous water droplets of various sizes, some large and prominent, others small and subtle. The droplets are rendered with realistic highlights and shadows, giving them a three-dimensional appearance. The text is centered on the slide in a clean, white, sans-serif font.

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT

RESIDENT ELECTION EDUCATION PRESENTATION

OVERVIEW

- WEBSITE
- PRESENTERS
- WHO IS NORTHWEST FREEWAY MUD?
 - DISTRICT BOARD OF DIRECTORS
- GOALS OF THE NOVEMBER ELECTION
 - REHABILITATION OF INFRASTRUCTURE
 - INFRASTRUCTURE FOR FUTURE DEVELOPMENT
- FINANCIAL INFORMATION
 - DISTRICT STATISTICS
 - WHAT IS A BOND AUTHORIZATION?
 - FUNDING PROJECTS
- ELECTION INFORMATION
 - BALLOT LANGUAGE
 - VOTING INFORMATION
- Q&A
- WEBSITE

WEBSITE

URL:

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

ELECTION INFORMATION:

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

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT

HOME ELECTION DOCUMENTS BILLING MORE INFO CONTACT US

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Northwest Freeway MUD - District Election FAQ

As many residents may already know, the Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the

Virtual Open House

The Board of Directors of Northwest Freeway Municipal Utility District invites you to our Virtual Resident Awareness and

September 28th Public Meeting Notice

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

PRESENTERS

DENNIS SANDER

PRESIDENT – SANDER ENGINEERING CORP.

LICENSED PROFESSIONAL ENGINEER

50+ YEARS EXPERIENCE IN MUNICIPAL
PROJECTS

36 YEARS AS ENGINEER FOR NORTHWEST
FREEWAY MUD

JOHN HOWELL

SENIOR VICE PRESIDENT – GMS GROUP

44+ YEARS EXPERIENCE AS FINANCIAL
ADVISOR TO SPECIAL PURPOSE DISTRICTS

26 YEARS AS FINANCIAL ADVISOR TO
NORTHWEST FREEWAY MUD

SPENCER CREED

PARTNER – SCHWARTZ, PAGE & HARDING

LEGAL COUNSEL FOR THE DISTRICT

18+ YEARS OF EXPERIENCE SERVING AS
GENERAL COUNSEL AND BOND COUNSEL
TO SPECIAL PURPOSE DISTRICTS,
INCLUDING NORTHWEST FREEWAY MUD

**WHO IS NORTHWEST
FREEWAY MUD?**



NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT EST. 1977

THE DISTRICT IS RESPONSIBLE FOR PROVIDING WATER, SANITARY SEWER, INFRASTRUCTURE AND SERVICES TO APPROXIMATELY 4100 RESIDENTS IN APPROXIMATELY 1183 HOMES WITHIN THE RANCH COUNTRY, RANCH COUNTRY ESTATES, AND CYPRESSWOOD TRAILS NEIGHBORHOODS WITHIN THE 399.178 ACRES OF LAND WITHIN THE DISTRICT



DISTRICT BOARD OF DIRECTORS

- **BARRY CAMPBELL - PRESIDENT**
 - SERVED ON THE BOARD OF DIRECTORS SINCE 1988
 - HOMEOWNER SINCE 1978
- **TOM WILDRICK - VICE PRESIDENT**
 - SERVED ON THE BOARD OF DIRECTORS SINCE 2014
 - HOMEOWNER SINCE 1981
- **DIXIE BABINEAUX - SECRETARY**
 - SERVED ON THE BOARD OF DIRECTORS FOR A LITTLE OVER TWO YEARS
 - HOMEOWNER SINCE 2006
- **MORRIS HARMON, JR. - ASSISTANT SECRETARY**
 - SERVED ON THE BOARD OF DIRECTORS FOR A LITTLE OVER TWO YEARS
- **CHARLES DUDLEY – DIRECTOR**
 - NEWLY JOINED THE BOARD OF DIRECTORS

GOALS OF THE ELECTION



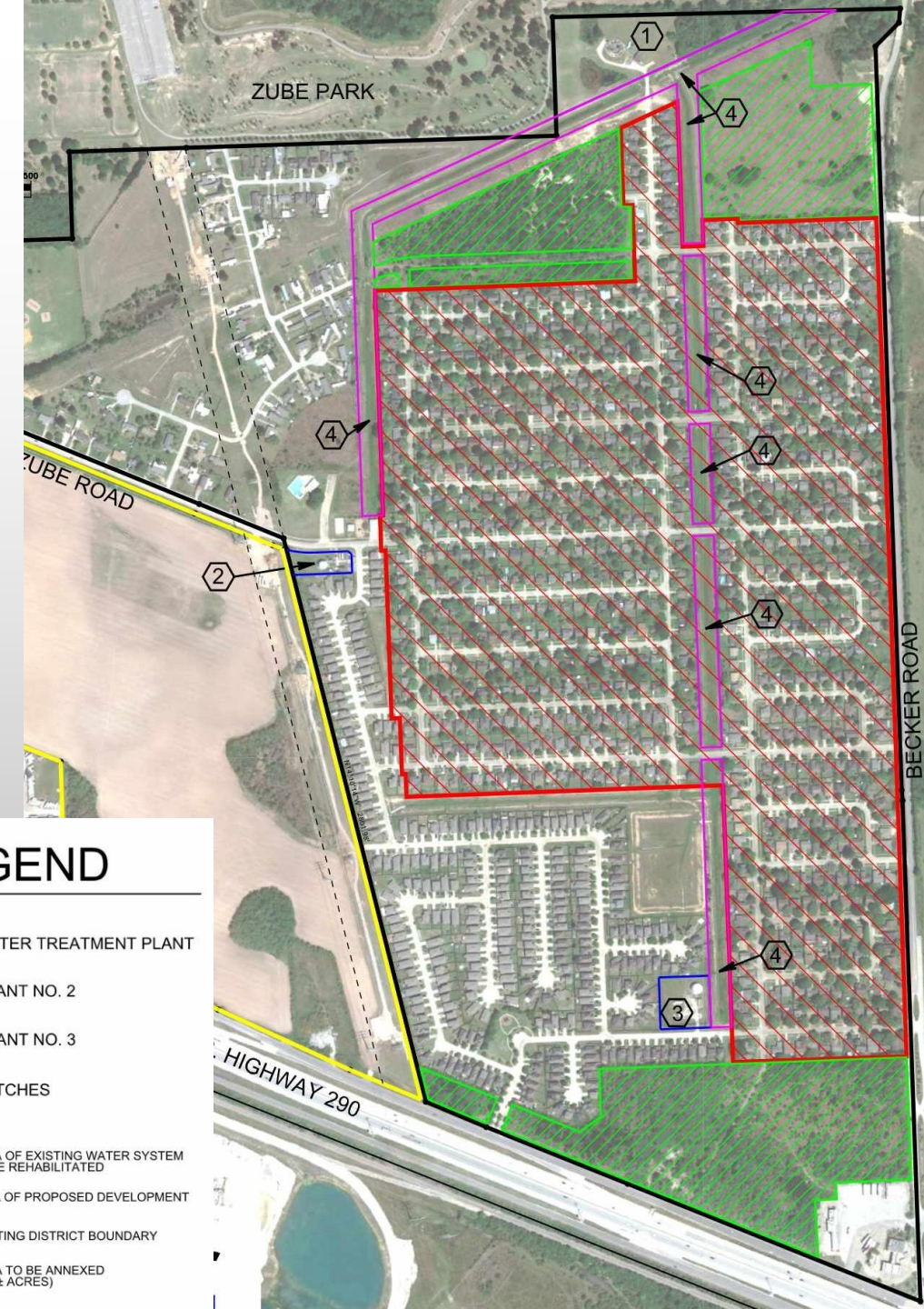
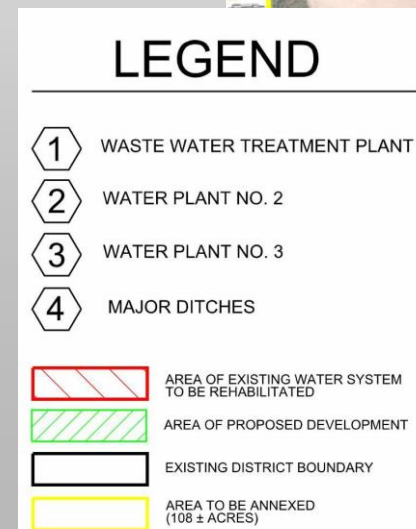
REHABILITATE EXISTING INFRASTRUCTURE

INITIAL INFRASTRUCTURE WAS INSTALLED IN LATE
1970'S.

ON AVERAGE, INFRASTRUCTURE LASTS ABOUT 30-40
YEARS.

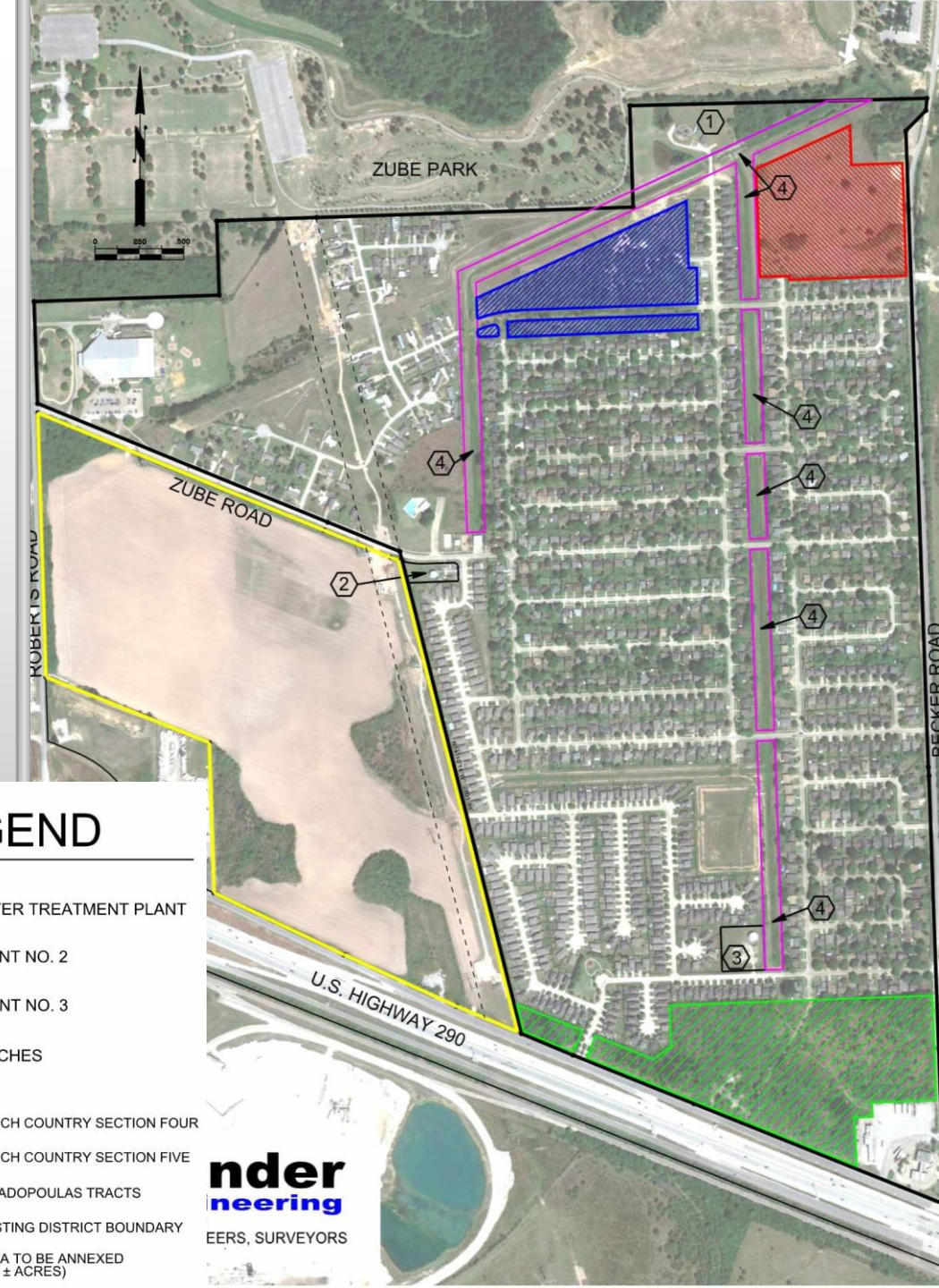
DISTRICT GOALS:

- REPAIR AND REPLACE SOME OF THE DISTRICT'S
WATER LINES
- REHABILITATION OF THE DISTRICT'S DRAINAGE
DITCHES AND DETENTION



INFRASTRUCTURE FOR NEW DEVELOPMENT

- INFRASTRUCTURE INSTALLATION IN THE UNDEVELOPED PORTIONS OF RANCH COUNTRY, SECTIONS 4 AND 5
- INFRASTRUCTURE INSTALLATION IN THE UNDEVELOPED PROPERTIES FACING US290 AND WEST OF BECKER ROAD
- INFRASTRUCTURE THAT WILL SERVICE THE 108-ACRE ANNEXATION TRACT OF LAND TO BE DEVELOPED



LEGEND

- ① WASTE WATER TREATMENT PLANT
- ② WATER PLANT NO. 2
- ③ WATER PLANT NO. 3
- ④ MAJOR DITCHES

- RANCH COUNTRY SECTION FOUR
- RANCH COUNTRY SECTION FIVE
- PAPAPOPOULAS TRACTS
- EXISTING DISTRICT BOUNDARY
- AREA TO BE ANNEXED (108 ± ACRES)

nder
neering
EERS, SURVEYORS

FINANCIAL INFORMATION



WHAT IS A BOND AUTHORIZATION?

- A BOND AUTHORIZATION IS AN AUTHORIZATION TO SELL BONDS TO FUND DISTRICT PROJECTS.
 - SIMILAR TO A LINE OF CREDIT THAT A BUSINESS MIGHT USE TO FUND ITS OPERATIONS.
- AN AUTHORIZATION IS NOT IMMEDIATE FUNDING, NOR IS IT A “BLANK CHECK” TO FUND THE ENTIRE AMOUNT OF THE AUTHORIZATION WITHOUT MEETING STRICT REGULATORY REQUIREMENTS.
- WHILE AN AUTHORIZATION MAY BE FOR A LARGE AMOUNT, BONDS MAY ONLY BE SOLD **ONCE NECESSARY PROJECTS ARE READY TO BEGIN** OR AS NEEDED FOR REPAIRS AND MAINTENANCE OR REPLACEMENT.

FUNDING PROJECTS: BOND AUTHORIZATION VS. “PAY AS YOU GO”

BOND AUTHORIZATION

EXAMPLE: PROJECT COST \$3.6M

- BONDS ARE SOLD TO FUND PROJECT
- AD VALOREM (PROPERTY TAX RATE) SHOULD NOT INCREASE
- AVERAGE HOME CONTRIBUTION TO PROJECT: \$15.50/MO, OR APPROX. \$185/YEAR
- CURRENT AND FUTURE RESIDENTS SHARE DEBT BURDEN OVER 30 YEARS

“PAY AS YOU GO”

EXAMPLE: PROJECT COST \$3.6M

- RESIDENT WATER BILLS ARE FUNDING SOURCE
- WATER RATES INCREASE IN ADVANCE OF PROJECT TO FUND (BARRING EMERGENCY NEED)
- AVERAGE HOME CONTRIBUTION TO PROJECT: APPROX. \$3000 (BARRING EMERGENCY NEED)
- DEBT BURDEN IS IMMEDIATE AND 100% ON CURRENT RESIDENTS

In both cases, funding for project must be in the bank prior to bidding project.

DISTRICT STATISTICS

- 2020 TAXABLE VALUATION: \$142 MILLION
- CURRENT OUTSTANDING BOND RATING: BBB+ (IN THE TOP 25% OF DISTRICTS)

Proposed 2020 Tax Rate Per \$100 of Assessed Value

Debt Service Tax	\$0.45
Maintenance Tax	\$0.25
Total 2020 Tax Rate	\$0.70

The Board of Directors has lowered the District total tax rate 58% since 2010!

2019 Overlapping Tax Rates (by Jurisdiction)

Waller Independent School District	\$1.370000
Harris County	\$0.616700
Harris County ESD No. 21	\$0.100000
Harris County ESD No. 3	\$0.100000
Northwest Freeway MUD	\$0.700000
Total 2019 Overlapping Tax Rate	\$2.886700

ELECTION INFORMATION



BALLOT LANGUAGE

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

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

票樣本
投票與特別選舉
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" 標記選擇您的候選人。在選擇上提及的議題或特別選舉的方格內以 "X" 標記選擇您的投票。如果票樣本內有 "X" 標記，請在 "X" 標記的方格內以 "X" 標記選擇您的投票。以及將下列的姓名標記於候選人的名字。可選擇不投票或投 1 個選項，除非另有指示。

選票樣本

投票與特別選舉
2020年11月3日

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, 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, KẾ HOẠCH ĐỀ NGHỊ B
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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
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NW FRWY MUD, PROPOSITION C
NW FRWY MUD, PROPOSICIÓN C
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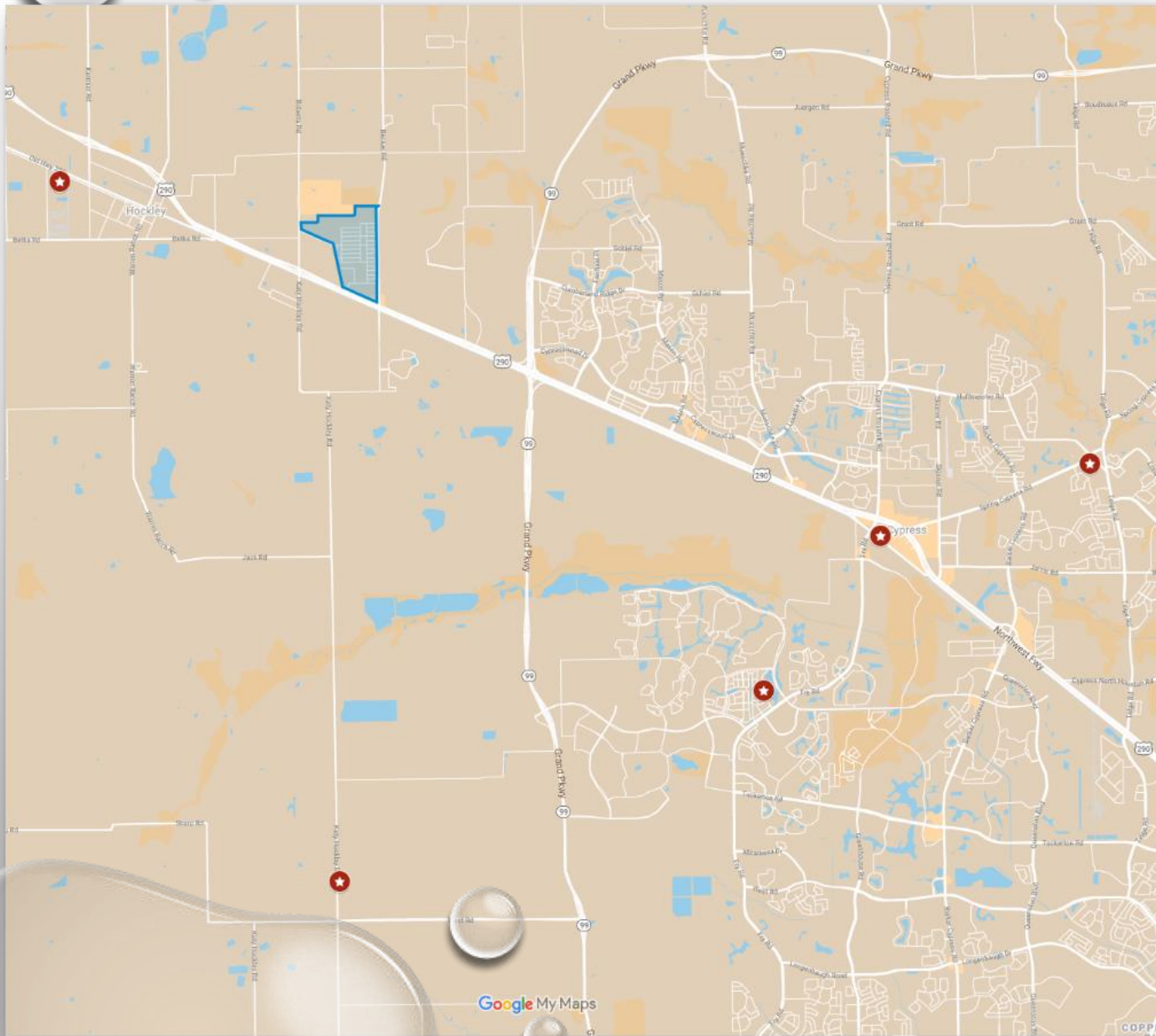
FOR A FAVOR THUẬN 贊成
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Table with columns for Harris County, Texas, November 03, 2020, Precinct 0049-43, and various candidates for different judicial and legislative positions.

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EARLY VOTING TIMELINE

- TUESDAY, OCTOBER 13TH – SATURDAY, OCTOBER 17TH: 7:00AM – 7:00PM
- SUNDAY, OCTOBER 18TH: 12:00PM – 7:00PM
- MONDAY, OCTOBER 19TH – SATURDAY, OCTOBER 24TH: 7:00AM – 7:00PM
- SUNDAY, OCTOBER 25TH: 12:00PM – 7:00PM
- MONDAY, OCTOBER 26TH: 7:00AM – 7:00PM
- TUESDAY, OCTOBER 27TH – THURSDAY, OCTOBER 29TH: 7:00AM – 10:00PM
 - (THURSDAY, OCTOBER 29TH: FIVE (5) 24-HOUR LOCATIONS ROLL INTO FRIDAY MORNING)
- FRIDAY, OCTOBER 30TH: 7:00AM – 7:00PM



EARLY VOTING LOCATIONS

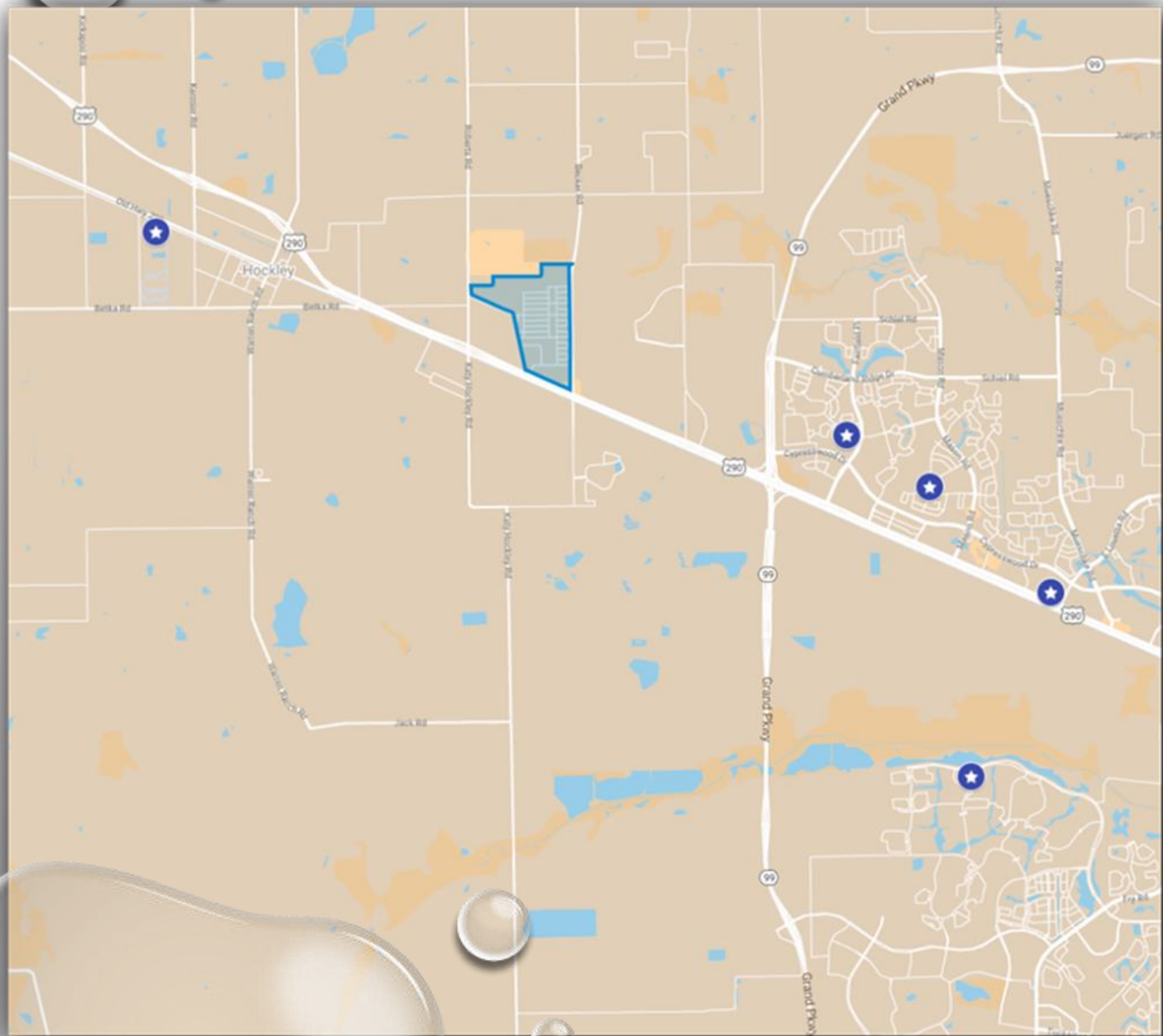
HOCKLEY COMMUNITY CENTER
28515 OLD WASHINGTON ROAD
HOCKLEY, TX 77447

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

QUESTIONS & ANSWERS



WEBSITE

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