

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, April 28, 2025, 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 March 24, 2025, Board of Directors meeting;
3. Bookkeeper's report, including financial and investment reports;
4. 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;
5. 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;
6. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2025, including the filing of lawsuits, as necessary;
7. Operation and Maintenance Report, including:
 - (a) Authorizing the repair and maintenance of District facilities, including the ratification of prior repairs;
 - (b) Monthly report;
 - (c) Any appeals of District charges or customer communications; consider termination of service for delinquent accounts and/or violations of Rate Order;
 - (d) Compliance with the District's permits;
 - (e) Status of replacement of high usage water meters;
 - (f) Status of valve survey;
 - (g) Status of replacement of check valve no. 2 on Lift Pump No. 2; and
 - (h) Status of inspection of lot and multiple structures located at 17517 Hickory Ranch Drive;
8. Consider amendment of the District's Rate Order, including (i) rate and fee adjustments corresponding to adjustments under operator's contract, and (ii) adjustment to residential sanitary sewer rate in connection with annual CPI adjustment for solid waste and recycling collection and disposal services provided by Texas Pride Disposal Solutions LLC;

9. 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);
10. Report by Storm Water Solutions, LP ("SWS") concerning monthly inspection of detention ponds and maintenance of District facilities and sites;
11. Issuance of utility commitments and/or consideration of service requests;
12. 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; and
 - (a) Status of development of 108 acre tract;
 - (i) Status of TRE excavation pond project by Sterling Site Services; and
 - (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) Status of channel de-mucking to be performed by SWS; report concerning de-mucking work in area by Harris County; authorize any necessary survey to confirm extent of prior work;
13. Status of District's security patrol contract with the Harris County Constable's Office ("HCCO") and security issues within the District;

14. Attorney's Report;
 - (a) Status of interim Yield Restriction Report by Arbitrage Compliance Specialists for Series 2018 Unlimited Tax Bonds;
 - (b) Discuss request received from Cypress Hill Municipal Utility District No. 1 for contribution regarding construction of a building and parking area for HCCO; and
 - (c) Agreement with Harris County Emergency Services District No. 21 concerning allocated parking areas at Water Plant No. 2 site;
15. Report concerning status of District website;
 - (a) Review summary of Board accomplishments to be posted on website;
16. 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;
17. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
18. Consideration of matters for possible placement on future agendas.



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

By: _____

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.