

**NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT**  
**AMENDED NOTICE OF SPECIAL 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 special meeting at **24523 Running Iron Drive, Hockley, Harris County, Texas 77447**, said address being a meeting place of the District.

The meeting will be held on **Monday, June 22, 2026, 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 May 18, 2026, Board of Directors meeting;
3. Acceptance of Qualification Statement, Bond, Oath of Office, Affidavit of Current Director, and Election Not to Disclose Certain Information for Director Littlejohn;
4. Engagement of auditor to prepare financial audit report for fiscal year ending June 30, 2026;
5. Status of District's security patrol contract with the Harris County Constable's Office and security issues within the District;
  - (a) Consider request from Ranch Country Association, Inc. ("RCA") related to installation of Flock cameras; and
  - (b) Discuss terms for renewal of Law Enforcement Services Agreement to begin October 1, 2026;
6. Bookkeeper's report, including financial and investment reports;
  - (a) Update concerning contract for supplemental security patrols coordinated by RCA and associated monthly reports; and
  - (b) Adoption of Operating Budget for fiscal year 2027, in accordance with Exhibit A attached hereto;
7. 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;
8. 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;
9. Operation and Maintenance Report, including:
  - (a) Authorizing the repair and maintenance of District facilities, including the ratification of prior repairs;
    - (i) Status of repair of booster pump no. 4 located at Water Plant No. 3;

- (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 inspection of certain lots with multiple structures located thereon and connected to District's system; recommendations to address same; and
  - (f) Discussion regarding scheduling of tour of District facilities;
10. Submission of updated contact information and/or descriptive information regarding District facilities that qualify for critical load status to the County Office of Emergency Management, Public Utility Commission, and the Division of Emergency Management of the Governor, relative to compliance with §13.1396, Texas Water Code;
11. 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 and Lift Station conversion ("WWTP"); notice to WW Grainger of pro-rata share;
  - (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;
  - (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;
    - (i) Consider acceptance of Special Warranty Deed for detention pond site serving 27 acre tract; and
    - (ii) Consider acceptance of Conveyance of Utility Facilities for detention, storm sewer and pump facilities to serve 27 acre tract;
  - (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;
12. Report by Storm Water Solutions, LP concerning monthly inspection of detention ponds and maintenance of District facilities and sites;

- (a) Status of installation of no trespassing sign at Water Plant No. 1 site;
- 13. Issuance of utility commitments and/or consideration of service requests;
- 14. 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;
  - (b) Status of 27 acre tract, including contract with DC Contracting Services, LLC for Detention Basin and Storm Sewer to serve Ranch Country; and
  - (c) Status of development of 3.7 acre tract;
- 15. Authorize completion, execution and filing with the Secretary of State of Voting System Annual Filing Form relative to District elections;
- 16. Request from Records Management Officer to destroy certain records of the District;
- 17. Status of compliance with annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code;
- 18. Attorney's Report;
- 19. Touchstone District Services Report;
- 20. 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;
- 21. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
- 22. 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.***

# Exhibit A

## Proposed Budget

Northwest Freeway MUD - Fiscal Year Ending June 30, 2027

	Ten Month Actuals 07/25 - 04/26	Twelve Months Annualized FYE 06/26	Approved 2026 Budget	Proposed 2027 Budget
<b>Revenues</b>				
14101 · Water-Customer Service Revenue	\$331,890	\$402,890	\$372,300	\$415,000
14102 · NHCRWA Pumpage Revenue	205,653	250,653	257,000	258,200
14105 · Connection Fees	7,868	9,442	2,500	9,700
14106 · Reconnection Fee	9,892	11,870	3,800	12,200
14201 · Wastewater-Customer Service Fee	467,100	560,520	533,500	577,300
14203 · Grease Trap	4,250	5,100	5,200	5,200
14301 · Maintenance Tax Collections	810,704	820,704	745,500	821,900
14501 · Tap Connections	960	960	0	0
14502 · Inspection Fees	315	315	2,000	1,000
14702 · Penalties & Interest	45,181	54,217	51,900	55,800
14801 · Interest Earned on Checking	17	20	650	100
14802 · Interest Earned on Temp. Invest	131,592	151,592	146,200	142,900
15801 · Miscellaneous Income	184	220	8,000	500
<b>Total Revenues</b>	<b>\$2,015,605</b>	<b>\$2,268,503</b>	<b>\$2,128,550</b>	<b>\$2,299,800</b>
<b>Expenditures</b>				
16102 · Operations - Water	\$45,330	\$54,390	\$48,300	\$56,000
16103 · Maint & Repairs - Water Meters	0	0	103,000	0
16104 · WP #2 Maintenance & Repairs	85,774	103,153	60,000	120,000
16105 · WP #3 Maintenance & Repairs	90,045	183,014	70,000	150,000
16106 · Water Distribution Repairs	133,191	159,308	100,000	164,100
16107 · Chemicals - Water	23,841	28,610	19,100	29,500
16108 · Laboratory Expense - Water	4,752	5,703	2,700	5,900
16109 · Mowing - Water	6,090	7,065	6,825	6,788
16110 · Utilities - Water	36,712	48,949	48,000	50,400
16111 · Reconnection Expense	11,550	14,600	6,700	15,000
16112 · Disconnection Expense	26,601	31,921	24,400	32,900
16114 · Telephone Expense - Water	626	744	650	800
16116 · Permit Expense - Water	3,004	3,004	3,000	3,000

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16117 · TCEQ Regulatory Expense - Water	1,095	2,409	2,265	2,481
16118 · NHCRWA - Assessment Fee	192,080	228,080	257,000	258,200
16202 · Operations - Wastewater	45,330	54,390	47,300	56,000
16203 · Grease Trap Inspection	0	0	4,200	0
16205 · Maint & Repairs - Wastewater	103,228	116,802	70,100	120,300
16207 · Chemicals - Wastewater	12,277	14,732	16,200	15,200
16208 · Laboratory Expense - Wastewater	11,108	14,405	17,100	14,800
16209 · Mowing - Wastewater	5,275	6,415	5,770	6,090
16210 · Utilities - Wastewater	23,396	31,195	34,300	32,100
16212 · Sludge Removal	69,389	79,676	62,000	90,000
16214 · Telephone Expense - Wastewater	626	751	600	800
16216 · Permit Expense - Wastewater	2,615	2,615	2,650	2,850
16217 · TCEQ Regulatory Exp-Wastewater	1,095	2,409	2,265	2,481
16301 · Garbage Expense	201,527	239,506	236,200	247,500
16403 · Detention Pond Maintenance	23,693	27,088	31,620	48,634
16501 · Tap Connection Expense	1,081	1,081	0	0
16502 · Inspection Expense	40	40	0	0
16701 · Administrative Fees	1,994	2,006	100	640
16703 · Legal Fees	87,521	105,025	100,000	100,000
16705 · Auditing Fees	23,400	23,400	21,900	24,000
16706 · Engineering Fees	41,913	50,295	85,000	85,000
16708 · Financial Advisory Fees	1,000	1,000	1,000	1,000
16709 · Election Expense	0	0	20,000	0
16710 · District Website	8,262	9,915	12,100	10,200
16712 · Bookkeeping Fees	54,034	66,684	74,000	68,700
16714 · Printing & Office Supplies	27,225	32,670	27,000	33,600
16715 · Filing Fees	874	1,049	250	1,100
16716 · Delivery Expense	553	663	400	700
16717 · Postage	2,137	2,565	2,500	2,600

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	Ten Month Actuals 07/25 - 04/26	Twelve Months Annualized FYE 06/26	Approved 2026 Budget	Proposed 2027 Budget
16718 · Insurance & Surety Bond	66,630	66,630	61,300	70,000
16719 · AWBD Expense	5,658	10,858	6,500	11,500
16721 · Meeting Expense	2,983	3,579	4,200	4,200
16722 · Bank Service Charge	584	701	300	800
16723 · Travel Expense	2,601	3,121	4,500	4,500
16724 · SB 622 - Publication Expense	0	0	1,000	500
16728 · Record Storage Fee	4,418	5,301	4,700	5,500
16731 · Arbitrage Expense	1,650	1,650	1,165	1,650
16737 · Joint Agreement Contribution	10,000	10,000	0	0
16801 · Security Expense	340	408	408	408
16802 · Security Patrol Expense	145,064	174,100	179,600	183,000
16803 · Security Patrol Expense - HOA	8,600	10,600	9,600	9,600
17101 · Director Fees	15,249	21,437	21,000	24,300
17102 · Payroll Administration	100	150	0	300
17103 · Payroll Tax Expense	1,167	1,640	1,600	1,900
17802 · Miscellaneous Expense	91	109	1,650	500
<b>Total Expenditures</b>	<b>\$1,675,419</b>	<b>\$2,067,611</b>	<b>\$1,924,017</b>	<b>\$2,178,021</b>
<b>Other Revenues</b>				
15901 · Assigned Surplus	\$0	\$0	\$559,235	\$639,989
<b>Total Other Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$559,235</b>	<b>\$639,989</b>
<b>Capital Outlay</b>				
17901 · Capital Outlay	\$55,326	\$55,326	\$60,000	\$60,000
17907 · Capital - Drainage Ditch Rehab	2,000	2,000	703,768	701,768
<b>Total Capital Outlay</b>	<b>\$57,326</b>	<b>\$57,326</b>	<b>\$763,768</b>	<b>\$761,768</b>
<b>Net Excess Revenues &lt;Expenditures&gt;</b>	<b>\$282,860</b>	<b>\$143,566</b>	<b>\$0</b>	<b>\$0</b>

**Exhibit B**  
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** <i>June 2026</i>	Proposed Budget Fiscal Year Ending** <i>June 2027</i>	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$634.45	\$653.68	\$634.45

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.33 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.