

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Special Meeting of Board of Directors
May 19, 2025

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in special session, open to the public on May 19, 2025, 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
Carlos Heredia, Vice President
William White, Secretary
Alex Reyes, Assistant Secretary
Charles "Kendrick" Dudley, 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"); Lonnie Lee 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"); Josh Hopper of Storm Water Solutions, LP ("SWS"); William Papadopoulos, a developer of property within the District; and Cole Trolinger 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 began by opening the meeting for public comments. There were no comments from the public at this time and the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board next reviewed the minutes of its meeting held on April 28, 2025. Following discussion, Director Heredia moved that the minutes of the Board's meeting held on April 28, 2025, be approved, as written. Director Wildrick seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated May 19, 2025, attached hereto as **Exhibit A**, including the disbursements presented for payment from the District's various accounts. After discussion, Director Heredia 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.

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 March 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 Heredia, 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.

UNCLAIMED PROPERTY REPORT(S)

The Board next considered the approval of Unclaimed Property Report(s) as of March 1, 2025, and authorizing the bookkeeper and/or tax assessor-collector to file same with the State Comptroller prior to July 1, 2025. Ms. Molina advised that MA&C is in possession of \$717.11 which will be reported to the state. Ms. Highberger advised that Wheeler does not have any unclaimed property to report for the applicable reporting period. Following discussion, Director Dudley moved that the Unclaimed Property Report be approved, and that MA&C be authorized to file the report with the State Comptroller prior to the July 1, 2025, deadline. Director White seconded the motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Highberger next presented to and reviewed with the Board the tax assessor-collector report and delinquent collections listing prepared by Wheeler for the month of April 2025, 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. Trolinger 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.

OPERATIONS REPORT

Mr. Lee next presented and reviewed the Operations Report for April 2025, a copy of which Report is attached hereto as **Exhibit D**, and discussed same with the Board. He advised that the hydrant survey has been completed, and that RWC is in the process of preparing the report.

Mr. Lee next advised that the isolation valve on Booster Pump No. 3 located at Water Plant No. 3 is scheduled to be replaced next week, as authorized by the Board at the previous meeting.

A discussion ensued regarding the status of inspection of a lot with multiple structures being served at 17517 Hickory Ranch Drive, the results of RWC's inspection to identify similar existing arrangements within the District, and identifying the existence of any deed restrictions addressing same. Following discussion, the Board deferred taking action pending further review of the matter by SPH, RWC, and SEC.

Mr. Lee next reminded the Board that the Wastewater Treatment Plant experienced a mechanical failure, and that the air header was temporarily repaired. He advised that a broken diffuser has recently been replaced, and that no further action is necessary at this time.

Mr. Lee advised that RWC obtained approval from Director Wildrick during the month to replace an isolation valve on Booster Pump No. 3 located at Water Plant No. 3 at a cost of approximately \$5,460, as noted in the Operations Report. Following discussion, Director Dudley moved that the aforementioned item, as discussed, be approved and ratified in all respects. Director White seconded the motion, which unanimously carried.

CONSUMER CONFIDENCE REPORT

As the next order of business, the Board considered the approval of the District's Consumer Confidence Report ("CCR") and authorization of the distribution of same to customers of the District. Mr. Trolinger advised the Board that, pursuant to CCR requirements promulgated by the Environmental Protection Agency and the Texas Commission on Environmental Quality, the District is required to provide a report to all customers of the District by July 1 of each year, containing various information regarding the District's water supply. After discussion on the matter, Director Wildrick moved that such CCR be approved by the Board, subject to SPH's final review and approval, and that RWC be authorized to distribute same to the District's consumers prior to the July 1, 2025, deadline. Director Dudley seconded said motion, which carried unanimously.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated May 19, 2025, 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. In connection with the contract with DC Contracting Services, LLC ("DC") for Detention Basin and Storm Sewer to serve Ranch Country (the "Project"), Mr. Hurtado reminded the Board that it previously approved a survey proposal for the drainage channel, with the District to pay the cost of such survey up to a maximum amount of \$10,000. He advised that two (2) proposals were received, with the lowest proposal provided by LJA Engineering, Inc. ("LJA") in the amount of \$3,000. Following discussion, Director Wildrick moved that the Board approve the proposal provided by LJA. The motion carried with Directors Wildrick, White, Reyes, and Dudley voting in favor of the motion, and Director Heredia abstaining.

Mr. Hurtado addressed the Board regarding the status of the contract with Gilleland Smith Construction, Inc. ("Gilleland") for Water Plant No. 3 improvements. In that regard, he advised that the District is receipt of Pay Estimate No. 6 in the amount of \$63,495. Following discussion, Director Heredia moved that the Board approve payment of Pay Estimate No. 6 to Gilleland, as presented. Director Dudley seconded the motion, which unanimously carried.

Mr. Hurtado next reminded the Board that the District received a request to annex a tract of land located at Highway 290 and Badke Road for a proposed automobile dealership. He advised

that SEC notified the developer that, due to the location of the tract and limited available capacity, it is not feasible for the District to provide service to the tract at this time.

A discussion ensued regarding the status of request to Harris County for maintenance of the drainage channels and the scheduling of a meeting with Harris County regarding same. It was noted that the Board authorized SPH to prepare an additional letter to Harris County requesting a meeting on behalf of the Board and the District. In that regard, Mr. Trolinger advised that the letter has been prepared and sent to Harris County.

STORM WATER SOLUTIONS, L.P.

Mr. Hopper next presented and reviewed a report provided by SWS, a copy of which is attached hereto as **Exhibit F**. No action was taken by the Board at this time.

ISSUANCE OF UTILITY COMMITMENT(S)

It was noted that this item was covered earlier in the meeting, under the engineer's report.

DEVELOPER'S REPORT

As the next order of business, the Board considered the Developer's report. Mr. Papadopoulos reminded the Board that RG Miller, the design engineer for the Project, determined that a conflict exists with a District water line that needs to be resolved. It was noted that, at the previous meeting, the Board authorized SEC and RWC to prepare any necessary plans solicit/obtain bids for offsetting the water line. Mr. Hurtado advised that SEC prepared a sketch of the water line offset and provided it to RWC, who then performed the work and completed the project.

SECURITY REPORT AND SECURITY ISSUES WITHIN THE DISTRICT

The Board next discussed the status of the District's security patrol contract with the Harris County Constable's Office, Precinct 4 ("HCCO") and security issues within the District, and reviewed the monthly activity report for the month of April 2025, a copy of which is attached hereto as **Exhibit G**.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Trolinger reminded the Board that the District received correspondence from Cypress Hill Municipal Utility District No. 1 ("Cypress Hill") requesting a contribution from the District to assist with funding construction of a new building and parking area to be utilized by HCCO. The Board discussed the costs and proposed benefits of contributing funds towards this project. Following discussion, Director Heredia moved that the Board decline the request. Director Wildrick seconded the motion, which unanimously carried.

Mr. Trolinger next provided the Board with an update concerning the agreement with Harris County Emergency Services District No. 21 ("ESD 21") concerning allocated parking areas at the Water Plant No. 2 site, and advised that the agreement has been approved by ESD 21 and is now in effect.

STATUS OF DISTRICT WEBSITE

Mr. West next presented and reviewed a Communications Meeting Report prepared by Touchstone, a copy of which is attached hereto as **Exhibit H**. No action was taken by the Board at this time.

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 Heredia moved that the meeting be adjourned. Director Dudley 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	Report provided by Storm Water Solutions, L.P.
Exhibit G	Security Report
Exhibit H	Communications Meeting Report