

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT

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 **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, February 2, 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 December 22, 2025, Board of Directors meeting;
3. Status of District's security patrol contract with the Harris County Constable's Office and security issues within the District;
 - (a) Status of invoicing for District contribution towards constable building and parking area project by Cypress Hill Municipal Utility District No. 1;
4. Bookkeeper's report, including financial and investment reports;
5. 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;
6. 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;
7. Grant exemptions from taxation for 2026, and the adoption of a Resolution in connection therewith; consider alternative exemptions available to District;
8. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2026, including the filing of lawsuits, as necessary;
9. Operation and Maintenance Report, including:
 - (a) Authorizing the repair and maintenance of District facilities, including the ratification of prior repairs;
 - (i) Status of fire hydrant repairs; and
 - (ii) Status of equipment installation at Water Plant No. 2;
 - (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; and
- (e) Status of inspection of certain lots with multiple structures located thereon and connected to District's system;

10. 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"); updated cost estimate and notice to WW Grainger of pro-rata share; status of hydraulic analysis required by Harris County;
- (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 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;

11. Report by Storm Water Solutions, LP concerning monthly inspection of detention ponds and maintenance of District facilities and sites;

- (a) Discuss proposed maintenance schedule/budget for detention pond serving 27 acre tract; and
- (b) Consider amendment to Master Services Agreement to add detention pond and adjust pricing;

12. Issuance of utility commitments and/or consideration of service requests;

13. 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 status of contract with DC Contracting Services, LLC for Detention Basin and Storm Sewer to serve Ranch Country; and
 - (c) Status of Letter Agreement for construction of public facilities to serve 3.7 acre tract;
14. Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
15. Discussion of renewal of District insurance coverages and authorize solicitation of proposals for same;
16. Matters related to the Director Election to be called for May 2, 2026;
17. Attorney's Report;
18. Report concerning status of District website;
19. 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;
20. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
21. 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.