

**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, February 26, 2024, 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 January 22, 2024, 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 Concerning Developed District Status for 2024 Tax Year;
7. 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 lift pump nos. 2 and 3 at wastewater treatment plant; and
    - (ii) Replacement of generator controller at wastewater treatment plant;
  - (b) Monthly report;
  - (c) Any appeals of District charges or customer communications;
  - (d) Compliance with the District's permits;
  - (e) Status of replacement of high usage water meters;
  - (f) Status of Interlocal Agreement with Harris County concerning participation in Wastewater Treatment Plant Surveillance Program;
  - (g) Authorize review of water conservation plan for any required updates; and
  - (h) Authorize review of drought contingency plan for any required updates;

8. 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;
  - (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 Water Plant No. 3 Improvements; and
    - (ii) 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 interior coatings of Ground Storage Tank No. 1 and Hydropneumatic Tank No. 1 located at Water Plant No. 3 (Paradalis Industrial Enterprises, 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");
  - (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
  - (i) Status of submittal to Harris County of sidewalk maintenance request;
9. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
10. Report by Storm Water Solutions, LP concerning monthly inspection of detention ponds;
  - (a) Status of repair of crushed pipe near drainage channel;
  - (b) Status of unauthorized connections to detention pond located at 24527 Pheasant Ranch Court and 17610 Hickory Ranch Road; consider imposition of fines and penalties associated with same;
11. Approval of Amendment of Grounds Maintenance Agreement with Seaback Maintenance, Inc. ("SMI") concerning detention ponds; consider status of agreement and alternative proposals for maintenance of District facilities and sites received from other vendors; consider authorizing notice of termination to SMI in connection with Grounds Maintenance Agreement;

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;
  - (a) Status of development of 108 acre tract, including sale of tract to new development entity; and
  - (b) Status of 27 acre tract; approval of Waiver Agreement between the District and Papadopoulos Ranch Country, L.P. associated with same;
14. Status of District's security patrol contract with the Harris County Constable's Office and security issues within the District;
15. Review and approval of proposals relative to renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2024;
16. Attorney's Report;
  - (a) Update concerning May 2024 Director Election;
17. Report concerning status of District website;
18. 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;
19. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
20. 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.***