

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, August 25, 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 July 28, 2025, Board of Directors meeting;
3. Consider appointment of director to fill vacancy on the Board of Directors, including:
 - (a) Acceptance of Qualification Statement, Bond, Oath of Office, Affidavit of Current Director, and Election Not to Disclose Certain Information;
 - (b) Reorganization of the Board of Directors;
 - (c) Approval of District Registration Form;
 - (d) Authorize update of the local government officers list in connection with conflict of interest disclosure requirements;
 - (e) Discuss training requirements memorandum for Director pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same; and
 - (f) Discuss conflicts disclosure statement reporting requirements memorandum;
4. Status of District's security patrol contract with the HCCO and security issues within the District; ratify prior approval of Law Enforcement Services Agreement with HCCO for term commencing October 2025;
5. Status of Audit Report for fiscal year ended June 30, 2025 (filing deadline November 12, 2025);
6. Bookkeeper's report, including financial and investment reports;
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. Receive the Financial Advisor's recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize:
 - (a) The required notice that the Board will consider adoption of a tax rate; and
 - (b) The means of providing such notice;
10. Operation and Maintenance Report, including:
 - (g) Authorizing the repair and maintenance of District facilities, including the ratification of prior repairs;
 - (h) Monthly report;
 - (i) Any appeals of District charges or customer communications; consider termination of service for delinquent accounts and/or violations of Rate Order;
 - (j) Compliance with the District's permits;
 - (k) Review valve survey report and fire hydrant survey report; authorize any necessary repairs;
 - (l) Status of inspection of certain lots with multiple structures located thereon and connected to District's system; status of delivery of communications to lot owners/customers regarding same;
 - (m) Review alternative proposals for replacement of fence at Water Plant No. 3; and
 - (n) Status of customer service inspections and dishwasher connections at apartment project;
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"); 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;
 - (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 scheduling of meeting with Harris County regarding same; and
 - (i) Ownership of land underlying easement being maintained by District along Lazy Kay Lane;
- 12. Report by Storm Water Solutions, LP concerning monthly inspection of detention ponds and maintenance of District facilities and sites;
- 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; 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 drainage channel; consider proposal(s) for additional demucking of certain areas;
- 15. Attorney's Report;
 - (a) Status of interim Yield Restriction Report by Arbitrage Compliance Specialists for Series 2018 Unlimited Tax Bonds;
- 16. Report concerning status of District website;
- 17. 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;
- 18. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
- 19. Consideration of matters for possible placement on future agendas.



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

By: Spencer 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.