

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
April 27, 2026

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on April 27, 2026, 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
William White, Vice President
Alex Reyes, Secretary
Charles "Kendrick" Dudley, Assistant Secretary
Sheldon Littlejohn, 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"); Scott Barr and David Rowe 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"); Captain Rodriguez of the Harris County Constable's Office, Precinct 4 ("HCCO"); and Spencer Creed 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 next considered public comments. There were no comments from the public at this time.

APPROVAL OF MINUTES

The Board next reviewed the minutes of its meeting held on March 23, 2026. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on March 23, 2026, be approved, as written. Director Dudley seconded said motion, which unanimously carried.

SECURITY REPORT(S) AND SECURITY ISSUES WITHIN THE DISTRICT

Captain Rodriguez next presented and reviewed a security report provided by HCCO, a copy of which is attached hereto as **Exhibit A**. She requested the Board consider installing license plate readers in the District via Flock Safety ("Flock"). Director Reyes inquired as to whether Flock can provide a report that shows the impact license plate readers have had in other districts. Captain Rodriguez advised that she will investigate whether such reports can be provided and will report back to the Board. No action was taken by the Board at this time.

Director Wildrick next addressed the Board regarding his recent attendance at the town hall meeting held by HCCO related to the fiscal year 2027 rate increase. Following discussion, no action was taken by the Board.

BOOKKEEPER'S REPORT

Ms. Molina provided the Board with an update concerning the status of the contract for supplemental security patrols coordinated by Ranch Country Association, Inc. ("RCA") and associated monthly reports. It was noted that the District's requirements for continuing to participate in the supplemental security patrols, along with a sample form of agreement for use with the officer, had been provided to RCA through their management company.

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated April 27, 2026, attached hereto as **Exhibit B**, including the disbursements presented for payment from the District's various accounts. After discussion, Director Dudley moved that the bookkeeping report be approved and that the disbursements identified in the report be approved for payment, including check no. 5852 in the amount of \$204.09 payable to Director Reyes, and check no. 5853 in the amount of \$204.10 payable to Director Dudley. Director Littlejohn seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Highberger next presented to and reviewed with the Board the tax assessor-collector report prepared by Wheeler for the month of March 2026, copies of which are attached hereto as **Exhibit C**. 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 Littlejohn seconded said motion, which unanimously carried.

REPORT AND LEGAL ACTION TAKEN BY THE DISTRICT'S DELINQUENT TAX COLLECTIONS ATTORNEY

Mr. Creed 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 D**. No action was taken by the Board at this time.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board next considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Creed advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, it was moved by Director Dudley, seconded by Director Wildrick and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit E**, be adopted by the Board.

OPERATIONS REPORT

Mr. Barr next presented and reviewed the Operations Report for March 2026, a copy of which Report is attached hereto as **Exhibit F**, and discussed same with the Board. In that regard, he advised that the fire hydrant repairs have been completed, and air release valves on three (3) of the booster pumps located at Water Plant No. 2 have been installed, as previously authorized by the Board.

Mr. Barr next advised that NTS has provided a proposal in the amount of \$7,695 to repair booster pump no. 4 located at Water Plant No. 3, a copy of which is attached to the Operations Report. Following discussion, Director Wildrick moved that the Board approve the proposal provided by NTS. Director Dudley seconded the motion, which unanimously carried.

The Board next considered the approval of the 2025 Water Loss Audit (the "Audit"). In connection therewith, Mr. Barr noted that the Audit will be filed with the Texas Water Development Board ("TWDB") by the May 1, 2026 deadline. After discussion, Director Wildrick moved that the Board approve said Annual Water Loss Audit and authorize RWC to file same with the TWDB prior to the deadline. Director Dudley seconded the motion, which carried unanimously.

A discussion ensued regarding scheduling of a tour of the District's facilities. Mr. Barr advised that he will coordinate scheduling of same.

NATIONAL PRIMARY DRINKING WATER REGULATION - PFAS

Mr. Creed next reviewed with the Board the initial monitoring requirements of the Environmental Protection Agency's final National Primary Drinking Water Regulation ("NPDWR") for per and polyfluoroalkyl substances ("PFAS"). He advised that the NPDWR establishes maximum contaminant levels ("MCLs") for six categories of the twenty-nine PFAS chemicals that may be found in public water systems, as well as an initial testing schedule for those categories that must be followed by certain districts. Mr. Creed further advised that the applicability of the NPDWR to the District will depend, in part, on a review of the sources and disinfection treatments for the District's water supply. For example, districts which receive treated water from another water system through an interconnect for distribution without further treatment, except any treatment necessary to maintain water quality within the receiving district's distribution system, are not required to monitor that water under the NPDWR. Mr. Creed noted that, for applicable districts, initial water supply monitoring is required to be completed by April 26, 2027. He stated that, depending on initial monitoring results, further monitoring will be established and a solution may be required to reduce PFAS levels for these six categories below the MCLs by April 26, 2029. Mr. Barr advised that the District is subject to the NPDWR's requirements and that RWC has completed an initial monitoring schedule in compliance with the NPDWR's timeline. He noted that all monitoring results were below the applicable action levels.

RATE ORDER

The Board next considered amendment of the District's Rate Order, including adjustments to the residential sanitary sewer rate in connection with the annual CPI adjustment for solid waste and recycling collection and disposal services provided by Texas Pride Disposal Solutions LLC. He noted that the solid waste collection rate will be increasing from \$16.37 per connection to \$17.16 per connection. Mr. Creed then advised the Board that the District's Rate Order includes the solid waste collection fee as part of the residential sanitary sewer rate, which is currently a flat monthly fee of \$37.36. He then noted that, with the \$0.79 increase, the Board may wish to increase its residential sanitary sewer rate by at least \$0.79 per connection to \$38.15. After discussion, Director Dudley moved that the District's Rate Order be amended to increase the base monthly residential sanitary sewer rate from \$37.36 to \$38.15, with said amended Rate Order, attached hereto as **Exhibit G**, to become effective May 1, 2026, and that any and all rate orders heretofore adopted by the Board be revoked and that the attached rate order be passed and adopted as of this date. Director Wildrick seconded the motion, which unanimously carried.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated April 27, 2026, a copy of which report is attached hereto as **Exhibit H**, relative to the status of various projects within the District, and discussed same with the Board. Mr. Creed requested that Mr. Hurtado coordinate a conference call between Harris County Flood Control District, SEC, and SPH to further discuss maintenance of the drainage ditches within the District.

Mr. Creed noted that the letter agreement concerning development of the 3.7 acre tract has been executed and returned by the developer.

STORM WATER SOLUTIONS, L.P.

Mr. Luis Cebrian participated in this portion of the meeting by phone. He briefly discussed the status of the detention pond to serve the 27 acre tract and the signs to be installed at the Water Plant No. 1 site. No action was taken by the Board.

ISSUANCE OF UTILITY COMMITMENT(S)

The Board deferred consideration of issuance of utility commitments after noting that no new requests had been received.

DEVELOPER'S REPORT

As the next order of business, the Board considered the Developer's report. It was noted that there was nothing to discuss under this item other than what was addressed earlier in the meeting.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. The Board discussed rescheduling of the May meeting due to the Memorial Day holiday. Following discussion, the Board concurred to hold the meeting on May 18, 2026, at 7:00 p.m.

STATUS OF DISTRICT WEBSITE

Mr. West next presented and reviewed a Communications Meeting Report with the Board, a copy of which is attached hereto as **Exhibit I**. He advised that Touchstone will obtain a proposal related to the proposed purchase of District shirts for the Board at the next meeting. No action was taken by the Board at this time.

Mr. West provided the Board with a list of potential article topics for inclusion on the website. The list is included as part of **Exhibit I**.

A discussion ensued regarding scheduling of a meeting to be held within the District. Following discussion, the Board concurred to hold an in-District meeting in June 2026.

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 Dudley moved that the meeting be adjourned. Director Littlejohn seconded the motion, which unanimously carried.



Alex Bayes
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Security Report
Exhibit B	Bookkeeper's Report
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Delinquent Tax Report
Exhibit E	Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
Exhibit F	Operations and Maintenance Report
Exhibit G	Rate Order
Exhibit H	Engineer's Report
Exhibit I	Communications Meeting Report