



Northwest Freeway 市政公用事業區

居民選舉宣講演示

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- 用於未來開發的基礎設施

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問答

網站

網站

URL:

- <https://www.northwestfreewaymud.com/>

選舉資訊:

- <https://www.northwestfreewaymud.com/2021-bond-election>

Welcome to Northwest Freeway MUD

Northwest Freeway Municipal Utility District (the "District") was created by Order of the Texas Water Rights Commission, on March 10, 1977. The purpose of its creation was to provide water production and distribution, wastewater collection and treatment and drainage facilities to serve the land within its boundaries. Its creation requires the District to operate under the provisions of Chapter 49 and Chapter 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to Municipal Utility Districts. The confirmation election for the District was held within the District on April 2, 1977.

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Northwest Freeway MUD - District Election FAQ

As many residents may already know, the Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the



Virtual Open House

The Board of Directors of Northwest Freeway Municipal Utility District invites you to our Virtual Resident Awareness and



September 28th Public Meeting Notice

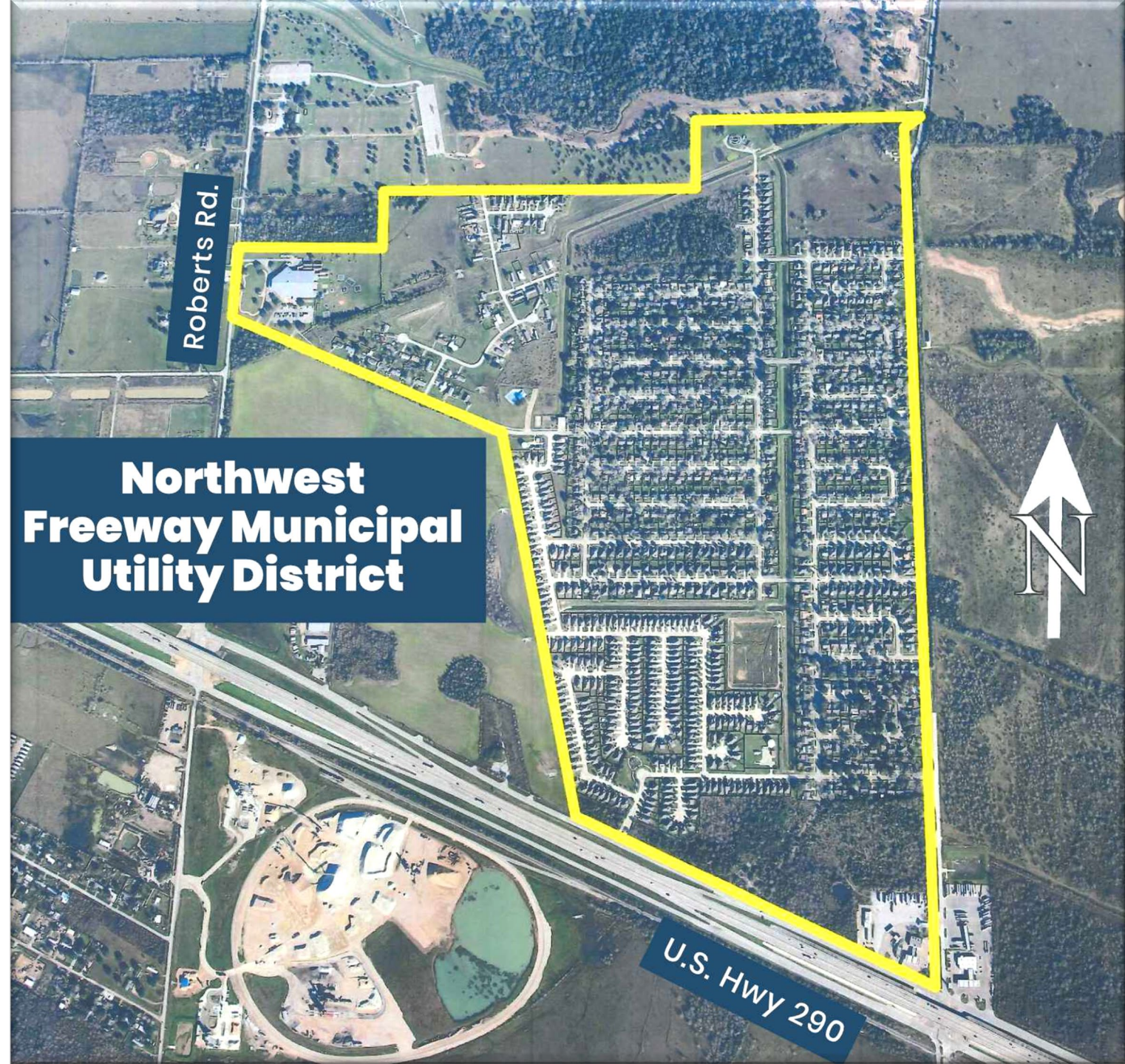
The Northwest Freeway Municipal Utility District Board of Directors will be having a public meeting via teleph



什麼是**Northwest Freeway**市政公用事業區？

Northwest Freeway 市政公用事業區 建立於1977年

本區負責為約1183所房屋中的約4100名居民提供水務、污水管道、基礎設施和服務，涵蓋本區399.178英畝土地內的Ranch Country、Ranch Country Estates和Cypresswood Trails社區。



本區董事會

Barry Campbell – 主席

- 自1988年起擔任董事會成員
- 自1978年起成為屋主

Tom Wildrick – 副主席

- 自2014年起擔任董事會成員
- 自1981年起成為屋主

Dixie Babineaux – 秘書長

- 擔任董事會成員超過兩年多一點
- 自2006年起成為屋主

Morris Harmon, Jr. – 助理秘書長

- 擔任董事會成員近三年

Charles Dudley – 董事

- 於2020年加入董事會



選舉目標



最初的基礎設施安裝於上世紀70年代末。

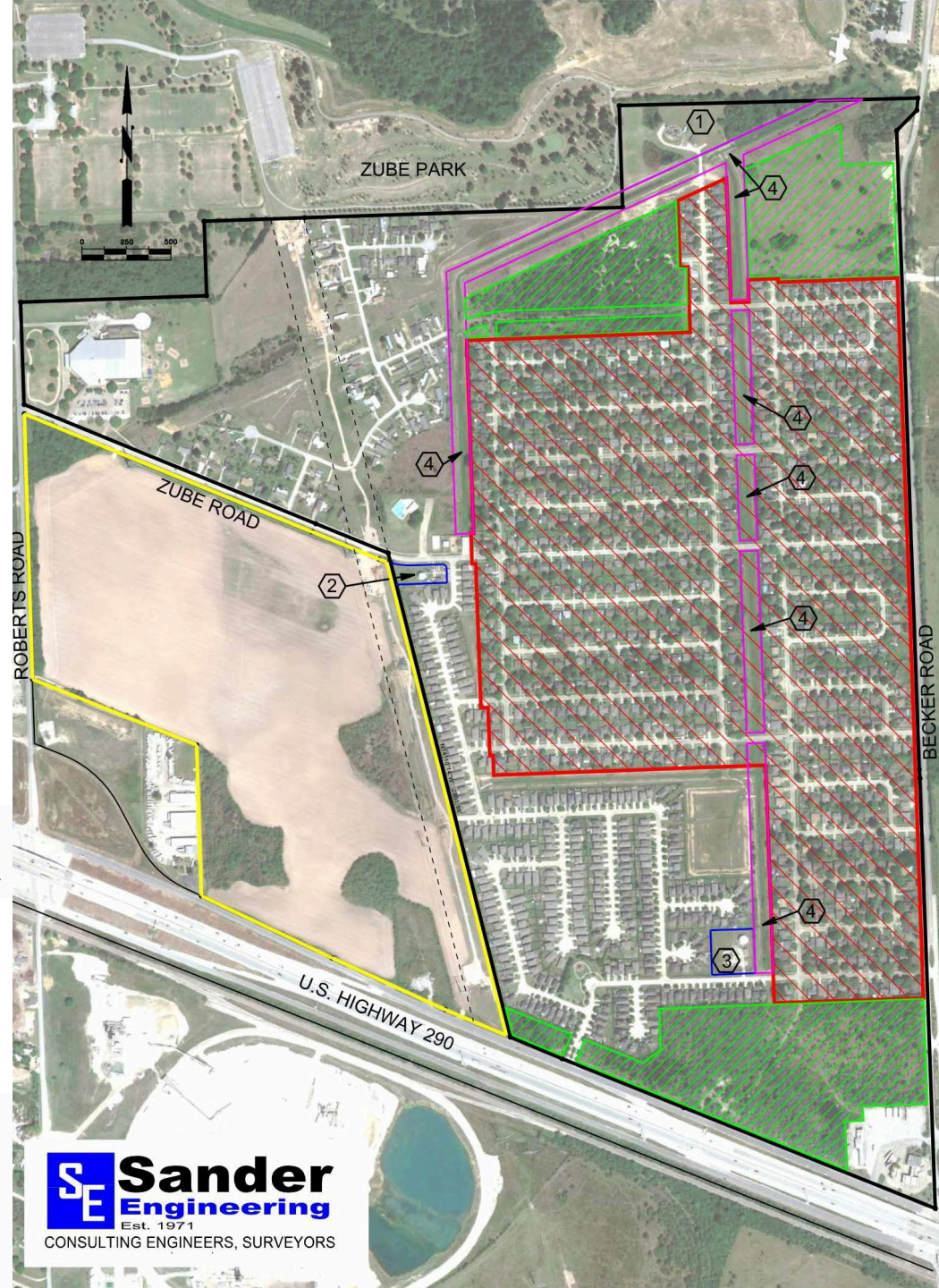
平均而言，基礎設施的壽命可達30-40年左右。

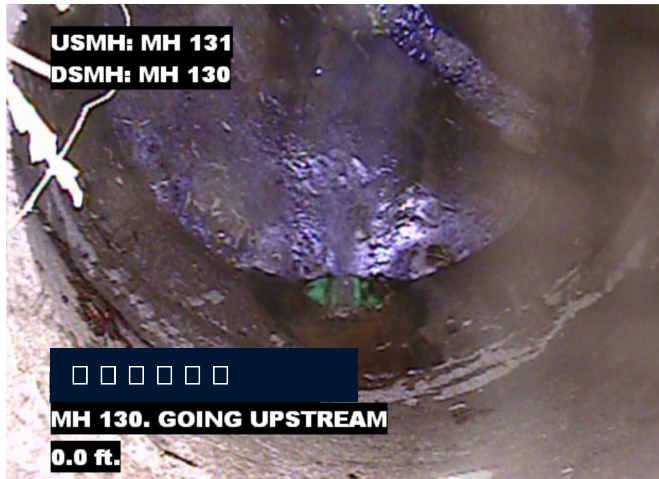
- 本區目標：
- 維修並更換本區的部分供水管道
- 修復本區的排水渠和滯留池

圖例

- ① 污水處理廠
- ② 2號水廠
- ③ 3號水廠
- ④ 主要排水渠

- 待修復的現有水務系統之區域 AREA OF EXISTING WATER SYSTEM TO BE REHABILITATED
- 擬開發區域 AREA OF PROPOSED DEVELOPMENT
- 本區現有邊界 EXISTING DISTRICT BOUNDARY
- 待合併區域 (108英畝上下) AREA TO BE ANNEXED (108 ± ACRES)



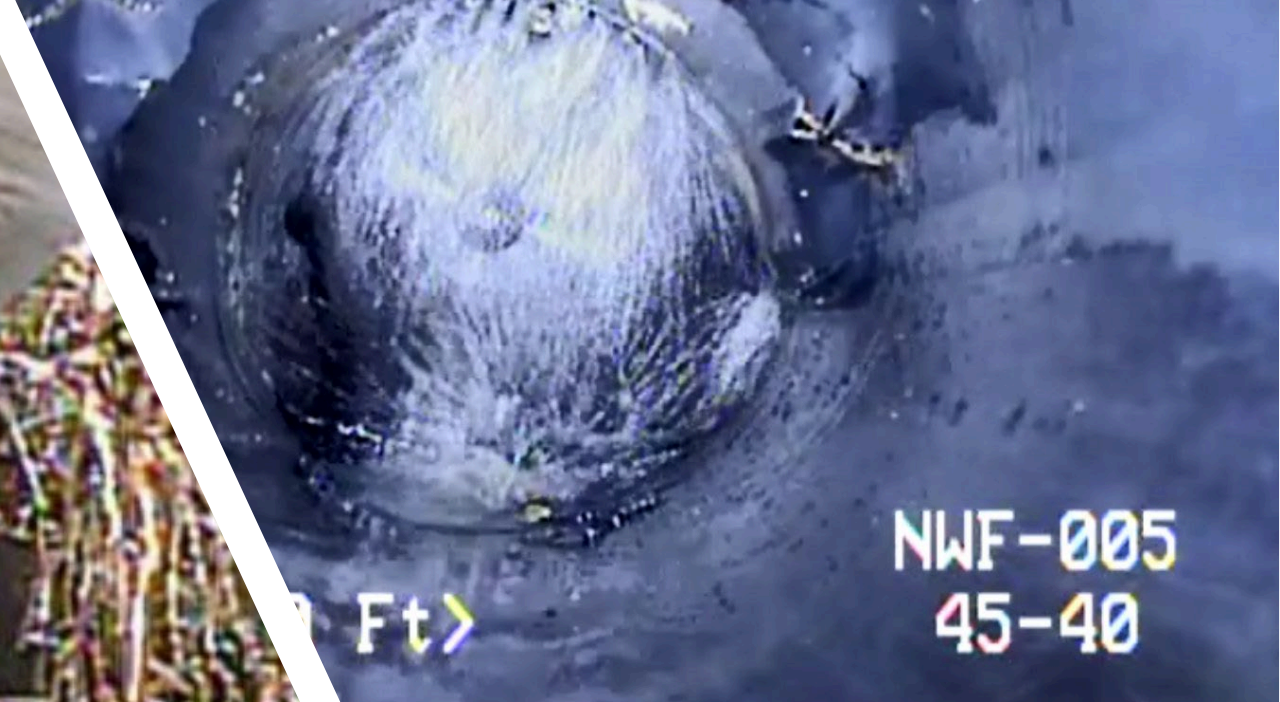


USMH: MH 109
DSMH: MH 108



變形

136.9 ft.



Ft >

NWF-005
45-40

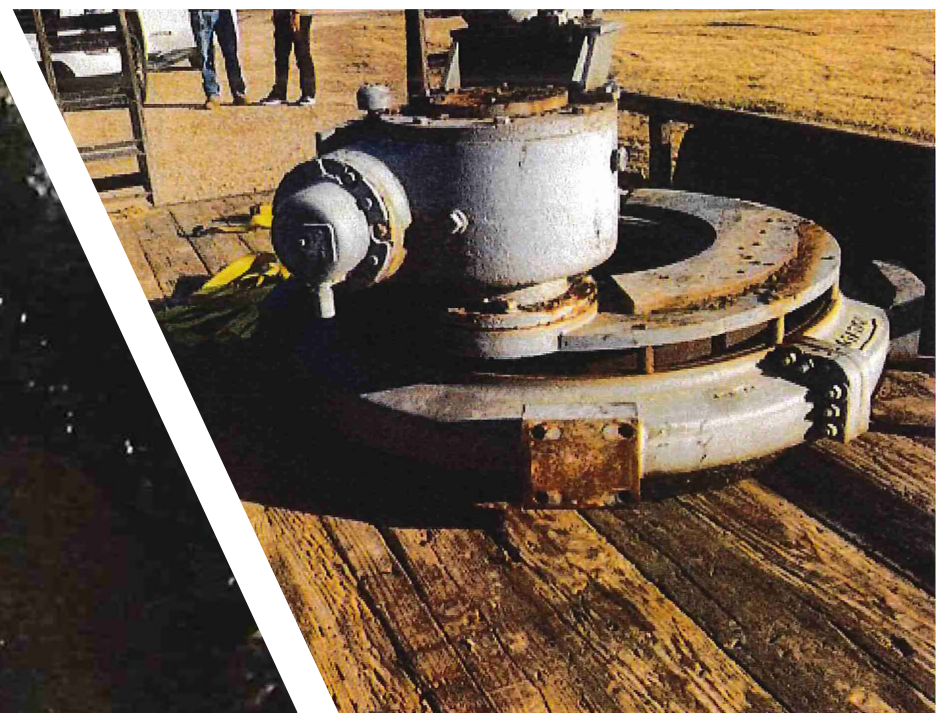
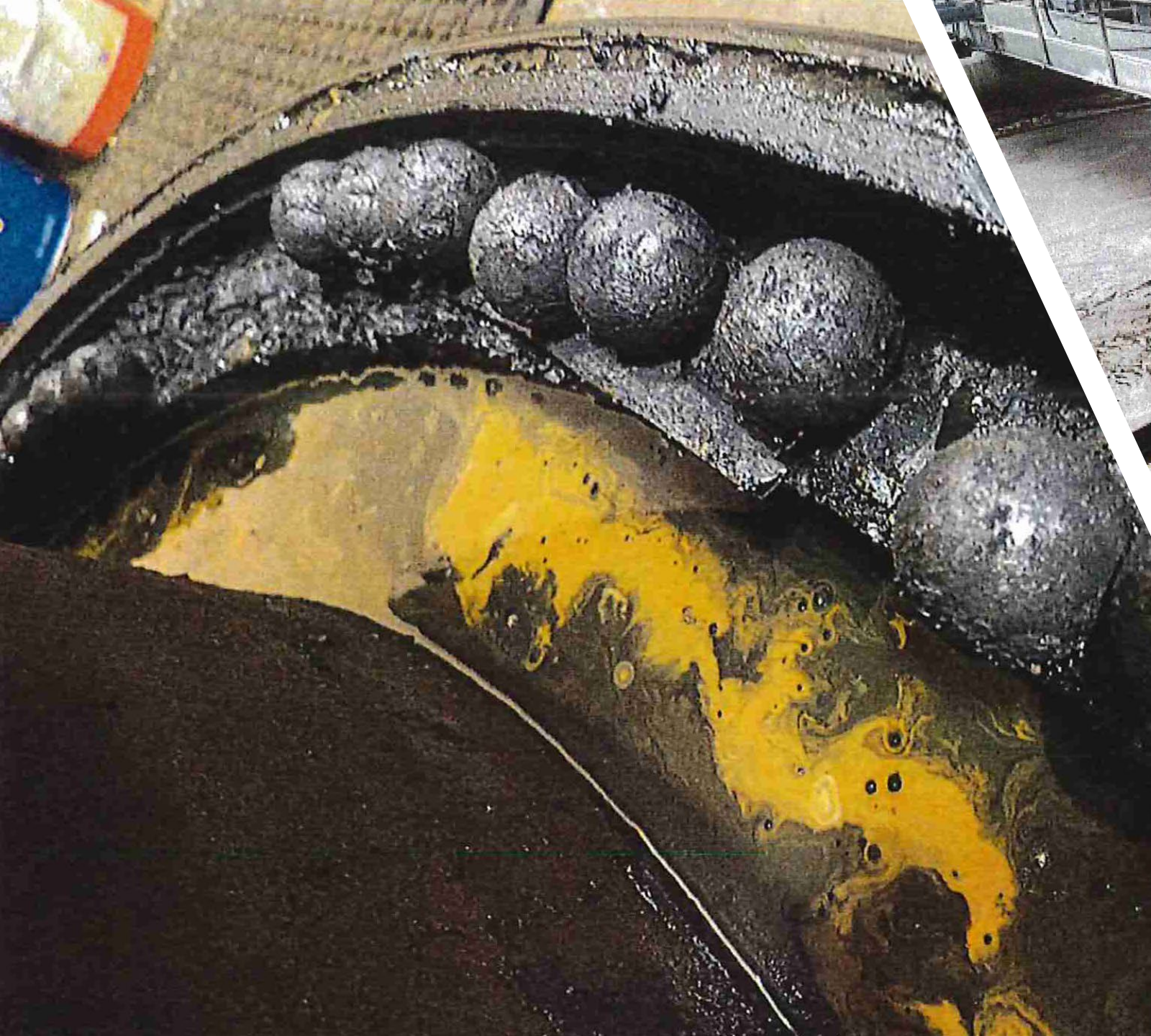
USMH: MH 115
DSMH: MH 114

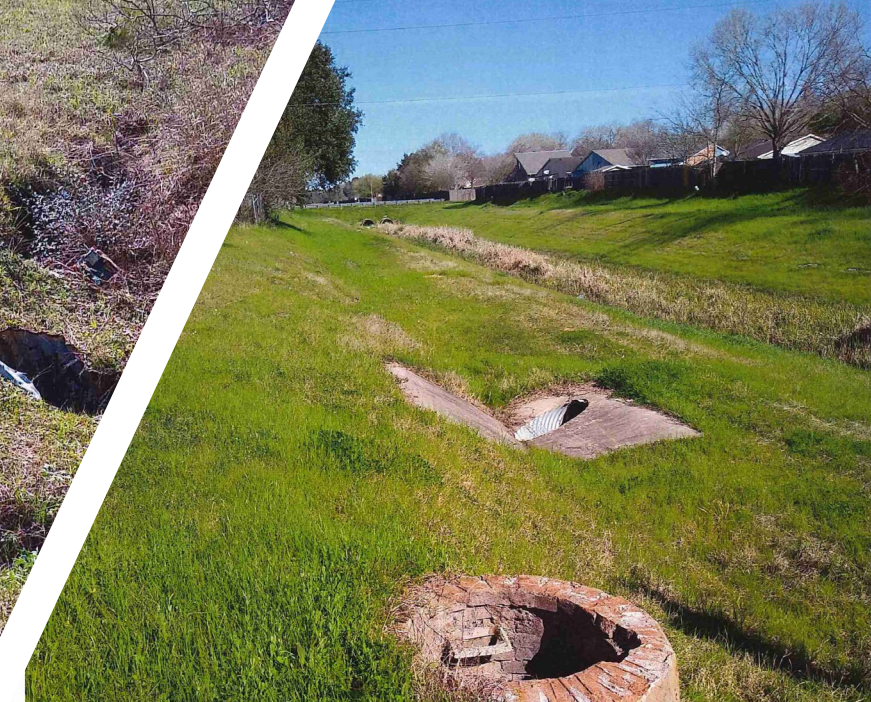


END MH: 89

11/03/20 16:04
 134.5 FT. -2.64 DEG
 MH START: 109
 MH STOP: 108
 NORTHWEST MUD 24323 JUMPING JAW
 109 -> 108
 Circular 8inch Other

17:08
 -2.11 DEG
 24415 BAR KAY LN
 Other







新開發



財務資訊



債券授權



示例：工程成本為360萬美元

- 出售債券的目的是為工程提供資金
- 應不會提高從價（房產稅稅率）
- 每所房屋對工程的平均供款：每月15.50美元，大約每年185美元
- 目前居民和未來居民分擔30年的債務負擔

示例：工程成本為360萬美元

- 資金來源是徵收居民水費
- 在籌集工程資金之前即增加水費（除非有緊急需要）
- 每所房屋對工程的平均供款：大約3000美元（除非有緊急需要）
- 債務負擔是立即產生的，完全由目前居民承擔





- 2020年應稅估值：1.48億美元
- 目前未償還債券之評級：BBB+（在各區中排名前25%）

2020 100

債務清償稅	\$0.45
維護稅	\$0.25
2020年總稅率	\$0.70

2010 58

2020

Waller獨立學區	\$1.366400
Harris縣	\$0.604193
Harris 21	\$0.100000
Harris 3	\$0.100000
Northwest Freeway市政公用事業區	\$0.700000
2020	\$2.870593

Hines商業園區對 Northwest Freeway 市政公用事業區 的財務影響

如果債券選舉獲得通過，並且Hines商業園區投入開發，預計將為本區的稅收基數增加重大價值（據Hines估計，新增的應納稅價值約為1億至1.2億美元）

Hines商業園區開發項目提供的價值將有助於本區達成目標——將總稅率保持在當前水平或低於當前水平



選舉資訊



□ □ A – □ □ □ □ □ □ □ 18,155,000 □

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選票樣本

NO. _____
NRO. _____
SỐ _____
編號 _____

BOND ELECTION
ELECCIÓN DE BONOS
CUỘC BẦU CỬ TRÁI PHIẾU
債券選舉

May 1, 2021
1 de mayo de 2021
Ngày 1 tháng Năm, 2021
2021年5月1日

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE NORTHWEST FREEWAY
CƠ QUAN DỊCH VỤ TIÊN ÍCH NORTHWEST FREEWAY
NORTHWEST FREEWAY 市政公用事業區

OFFICIAL BALLOT
BOLETA OFICIAL DE VOTACIÓN
LÁ PHIẾU CHÍNH THỨC
正式選票

INSTRUCTION NOTE: Place an "X" in the square beside the statement indicating the way you wish to vote.

NOTA DE INSTRUCCIÓN: Coloque una "X" en la casilla junto a la declaración que indique la forma en que desea votar.

GHI CHÚ HƯỚNG DẪN: Đánh dấu "X" vào ô vuông bên cạnh câu cho biết nguyện vọng bỏ phiếu của quý vị.

指示說明：請在聲明部份傍邊的括號內填寫「X」，以表明投票人希望就此事項做出的表決結果。

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT - PROPOSITION A
DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE NORTHWEST FREEWAY -
PROPOSICIÓN A
CƠ QUAN DỊCH VỤ TIÊN ÍCH THÀNH PHỐ NORTHWEST FREEWAY - KẾ HOẠCH ĐỀ
NGHỊ A
NORTHWEST FREEWAY 市政公用事業區 - 提案 A

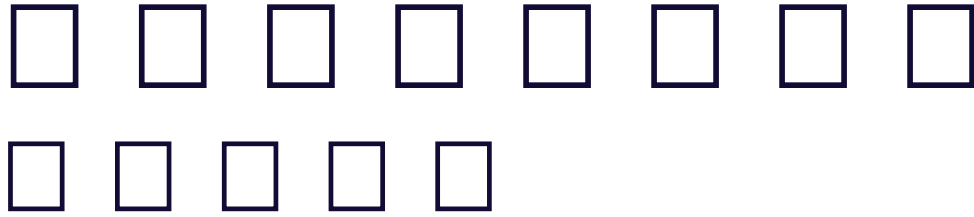
FOR THE ISSUANCE OF UP TO \$18,155,000 IN TOTAL
 A FAVOR PRINCIPAL AMOUNT OF BONDS FOR WATER, SANITARY
 THUẬN SEWER AND DRAINAGE FACILITIES AND THE
 贊成 IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR
AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND
INTEREST ON THE BONDS.

LA EMISIÓN DE HASTA \$18,155,000 EN LA CANTIDAD
TOTAL DE CAPITAL DE BONOS PARA INSTALACIONES
DE AGUA, DE ALCANTARILLADO SANITARIO Y DE
ALCANTARILLADO DE DRENAJE Y LA IMPOSICIÓN DE
IMPUESTOS, SIN LÍMITE EN CUANTO A TASA O
CANTIDAD, SUFICIENTES PARA PAGAR EL CAPITAL Y EL
INTERÉS DE LOS BONOS

AGAINST
 EN CONTRA
 CHỐNG
 反對

PHÁT HÀNH CÁC TRÁI PHIẾU VỚI TỔNG SỐ TIỀN GÓC
LÊN TỐI ĐA \$18,155,000 CHO CÁC CƠ SỞ CẤP NƯỚC,
THOÁT NƯỚC VỆ SINH VÀ CÔNG RÀNH VÀ ÁP DỤNG
CÁC KHOẢN THUẾ, MÀ KHÔNG GIỚI HẠN MỨC THUẾ
HOẶC SỐ TIỀN THUẾ, Ở MỨC ĐỦ ĐỂ TRẢ TIỀN GÓC VÀ
LÃI CỦA CÁC TRÁI PHIẾU ĐÓ

發行本金總額為18,155,000美元的水、污水管道及排水設施
債券，並徵收不限稅率或稅額的足額稅款用於償付上述債券
之本金及利息



提前投票：2021年4月19日（週一）至4月27日（週二）（僅限工作日）

- 上午8:00至中午12:00和下午1:00至下午5:00

選舉日：2021年5月1日（週六）

- 上午7:00至晚上7:00

投票地點：2號水廠

- 24523 Running Iron Drive, Hockley, TX 77447



問答



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