

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS
NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1**

December 15, 2021

THE STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board") of Northgate Crossing Municipal Utility District No. 1 (the "District") met in special session, open to the public, on December 15, 2021, at the Storm Water Pump Station, 710 Creek Knoll, Spring, Harris County, Texas and the roll was called of the members of the Board, to-wit:

Jason Williams	President
Shane Holman	Vice President
Jim Helfrich	Secretary
Vacant	Assistant Secretary/Assistant Vice President
Kenny Boeckelman	Assistant Secretary

All members of the Board were present except Director Boeckelman, thus constituting a quorum.

Also attending the meeting were Sergeant Rodriguez and Deputy Reese with Harris County Precinct 4 Constables Office; Michael Murr with Murr Incorporated, landscape architect for the District; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Juan Montano with Inframark, Operator for the District; Ben Mellado with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; and Maria Salinas Parker and Michael R. Willis of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), Attorneys for the District.

CALL MEETING TO ORDER

The meeting was called to order and the following business was transacted.

HEAR FROM THE PUBLIC

The Board noted that there were no members of the public present at the meeting who wished to address the Board at this time.

PEACE OFFICER'S REPORT/CONTRACT 2022

The Board received the Peace Officer's Report, a copy of which is on file in the official records of the District. Consideration was also given to the renewal of the Law Enforcement Contract with Harris County for Constable services.

Upon motion duly made and seconded, the Board voted unanimously to approve the Peace Officer's Report, and to approve the contract with Harris County for Law Enforcement Services.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board next reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto. The Board noted that the District has collected 99.759% of its 2020 taxes.

Upon motion duly made and seconded, the Board voted unanimously to (i) approve the Tax Assessor/Collector's Report, and (ii) authorize payment of the invoices presented for payment from the District's Tax Account.

BOOKKEEPER'S REPORT/BUDGET

The Board then reviewed the Bookkeeper's Report and Investment Report. Copies of such reports are attached hereto.

The Board reviewed the balances in each of the District's accounts and noted investments in each account. The Board also reviewed the activity in each account. The Board reviewed the invoices and the checks prepared in payment thereof.

A draft budget for fiscal year ending December 31, 2022 was presented for Board review.

Upon motion duly made and seconded, the Board voted unanimously to approve (i) the Bookkeeper's Report, (ii) the bills submitted for payment, (iii) the Investment Report, and (iv) the budget for fiscal year ending December 31, 2022.

ATTORNEY'S REPORT

The Board recognized Mr. Willis, who presented the Attorney's Report.

Upon motion duly made and seconded, the Board voted unanimously to approve the Attorney's Report.

Approval of Minutes

Proposed minutes of the meeting of the Board held November 11, 2021, previously distributed to the Board, were presented for consideration and approval.

Upon motion duly made and seconded, the Board voted unanimously to approve the minutes of November 11, 2021, as presented.

Amend Rate Order

No action was taken on amending the Rate Order.

Interlocal Agreement with Northgate Crossing MUD No. 2

No action was taken on an Interlocal Agreement with Northgate Crossing MUD No. 2 ("NG2").

RESOLUTION REGARDING EMINENT DOMAIN

Consideration was then given to a proposed Resolution Regarding Eminent Domain.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution

Regarding Eminent Domain, a copy of which is on file in the official records of the District.

ENGINEER'S REPORT

The Board recognized Mr. Mellado, who presented the Engineer's Report, a copy of which is on file in the official records of the District.

Levee Inspection

The levee was inspected on November 22, 2021. There were minor deficiencies noted which will be handled by Inframark. The drainage channel from the Hardy Toll Road to the detention basin has some erosion and sink holes. Spring Creek will continue to be monitored, and if any erosion is present, it will be immediately reported to HCFCD.

Water Plant 3 / Wastewater Plant Expansion

EHRA had a meeting with the Engineer for NG2 regarding the wastewater plant expansion and Water Plant 3. New wastewater plant utilization was calculated utilizing the plant rerating value of 200 GPD/ESFC. The District has an adequate supply of wastewater capacity for the existing development. It has been determined that the District lease requirements have dropped to 50,000 GPD from NG2. A cost estimate and analysis of the wastewater treatment plant expansion will be prepared by the Engineer for NG2. NG2 will lease wastewater capacity to the District as necessary until the construction of the wastewater treatment plant expansion is completed.

The NG2 Engineer will prepare a cost estimate for Water Plant 3. This water plant project will include another interconnection across the Hardy Toll Road between the Districts. The additional interconnect will provide additional redundancy for District interconnect and supply purposes.

Levee Analysis and Certification

EHRA continues to work with Freese and Nichols in preparation of the Levee Analysis Report. A meeting was held on June 17, 2021 to discuss the scope of the analysis. Harris County Flood Control District has provided the 100-year Base Flood Elevations as well as the hydrology model. It was determined additional topographic survey information is necessary.

Northwood Pines Park

EHRA has received approval from Harris County Engineering for the parking lot adjacent to the splash pad. Approval is pending from Harris County Flood Control District.

Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report.

OPERATIONS REPORT/TERMINATION OF SERVICE

The Board next recognized Mr. Montano, who submitted to and reviewed with the Board the Operations Report, a copy of which is on file in the official records of the District.

Mr. Montano also presented a report on the Storm Station, which report is attached to the Operations Report.

Mr. Montano reported as noted below.

-The billed to pumped ratio was 100.30%.

- There are 406 active connections in the District.
- There was one account finalized with a balance under \$25, and one account finalized with a balance greater than \$25.
- There were no excursions at the wastewater treatment plant.
- It is anticipated that Texas Hot Tap (“THT”) will complete the repairs to the multiple sinkholes on the Levee by the end of the month.

Upon motion duly made and seconded, the Board voted unanimously to (1) approve the Operation's Report, and (2) turn over the accounts finalized with a balance in excess of twenty-five dollars, if any, for collection.

Termination of Water Service

Consideration was then given to the termination of water service to the accounts listed on the Termination List. The Board noted that there were no customers present at the meeting who wished to address the Board regarding their water bills or to protest termination of water service.

The Board deferred termination of service until the next meeting.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

There was no IT/Website Report.

LANDSCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

The Board recognized Mr. Murr, who presented the Landscape Architect's report, a copy of which is on file in the official records of the District. Mr. Murr reported as follows.

Kraftsman Commercial Playgrounds & Waterpark (“Kraftsman”) has completed 98% of the Splash Pad Project.

Painting of the conduit on the bridge and repair/replacement of the pergola are in progress.

Mr. Murr will reach out to Mr. Conti regarding placement of a bench on Northgate Crossing Boulevard.

It appears there is an electrical problem with the fountain in the lake. Mr. Murr will consult with Mr. Monatno to have an electrician check the electrical box.

Fifty trees will be given to the District from Trees of Houston. Planting locations were discussed at a previous meeting.

Several muddy areas on the Levee will be addressed.

The channel north of the pump station will be cleaned.

Upon motion duly made and seconded, the Board voted unanimously to approve the Landscape Architects Report.

AUDIT FISCAL YEAR DECEMBER 31, 2021

Engagement of an auditor to perform the audit for fiscal year ending December 31, 2021 was deferred.

RENEWAL OF MINTEL SYSTEM

Consideration was then given to renewing the agreement for the Mintel system.

Upon motion duly made and seconded, the Board voted unanimously to renew the agreement for the Mintel system. A copy of the Agreement is on file in the official records of the District.

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THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

PASSED, APPROVED and ADOPTED this 13 January 2022


Secretary, Board of Directors