

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

December 8, 2022

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 8, 2022, at 19330 IH 45 North, Spring, Texas 77373, a designated meeting place of the Board of Directors outside the boundaries of the District, and the roll was called of the members of the Board, to-wit:

Jason Williams	President
Shane Holman	Vice President
Jim Helfrich	Secretary
Paul Martinez	Assistant Secretary
Kenny Boeckelman	Assistant Secretary

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

Also attending the meeting were Bill Blich with Blich Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; Michael Murr with Murr Incorporated, landscape architect for the District; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Sergeant Brent Ballard with Harris County Precinct 4 Constables Office; 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

The Board received the Peace Officer's Report, a copy of which is on file in the official records of the District.

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

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 99.805% of the 2021 taxes have been collected.

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 the fiscal year ending December 31, 2023, was presented.

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, 2023.

ATTORNEY'S REPORT

The Board recognized Ms. Parker and 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 10, 2022, 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 10, 2022, as presented.

Amend Rate Order

No action was taken on amending the Rate Order.

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 December 4, 2022. No noticeable changes were observed. There is a possible leak in the vicinity of the prior leak repair. The Board agreed that the water leak be repaired. Mr. Murr will follow up on the possible leak. Spring Creek will continue to be monitored, and if any erosion is present, it will immediately be reported to HCFCD.

Water Plant 3 / Wastewater Plant Expansion

EHRA is continuing to work with the Engineer for NG2 regarding the wastewater treatment plant expansion and Water Plant 3. New wastewater plant utilization was calculated utilizing the plant rating value of 200 GPD/ESFC. The District has an adequate supply of wastewater capacity for the existing development. 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, if necessary.

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

Freese and Nichols has provided the Levee Rectification Analysis-Preliminary Findings Report. Due to ongoing flood plain mapping adjustments by FEMA, updated flood plain maps will not be completed until 2023. The Harris County Flood Control District has inquired as to a timeline for raising the street at the entrance to the Storm Station. EHRA recommended that the Maintenance and Operation Plan for the Levee be amended to allow for installing sandbags along the pavement that is lower than the required elevation.

Northwood Pines Park

EHRA has received final approval from Harris County Engineering for the parking lot adjacent to the splash pad. The Board agreed to place this project on hold.

Water Reuse Project

EHRA has completed the topographic survey in the area proposed for the water reuse project; and is waiting for Northgate Crossing MUD No. 2 to provide the layout that will show the point of connection, Construction is expected to begin in May 2023.

Storm Station Building

EHRA has completed a survey of the area around the building at the Storm Station to determine the feasibility of enlarging the building. EHRA is exploring options.

Upon motion duly made and seconded the Board voted unanimously to approve the Engineer's Report and the installation of the sandbags along the pavement that is lower than the required elevation.

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 83.55%.
- There are 419 active connections in the District.
- There were accounts finalized with a balance under \$25, and two accounts finalized with a balance greater than \$25.
- There were no excursions at the wastewater treatment plant.
- Replacement of the level sensors, and fittings at the Storm Station is in progress.
- Lift pump repairs are in progress.
- The fittings at on motor 2 at the Storm Station will be replaced.
- Repairs to the hydraulic oil leaks are in progress.

Ms. Parker discussed with the Board notice to customers of extreme weather conditions required by SB 3. Said notice is to be provided to customers by January 31, 2023.

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.

Upon motion duly made and seconded, the Board voted unanimously to defer terminations until after January 1, 2023.

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.

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

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

There was no IT Report.

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

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PASSED, APPROVED and ADOPTED this January 12, 2023


Secretary, Board of Directors