

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

October 12, 2023

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 regular session, open to the public, on October 12, 2023, at the Stormwater Pump Station, 710 Creek Knoll, Spring, Texas 77373, a designated meeting place of the Board of Directors inside 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 Jeff Conti, (via Zoom) with Northgate Crossing MUD No. 2; Steve Fitzgerald (via ZOOM) with Gauge Engineering; Angela Helfrich, resident of the District; Lieutenant Ballard with Harris County Precinct 4 Constables Office; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Bill Blich with Blich Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; Fred Richardson with Inframark, Operator for the District; Ben Mellado with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; and Maria Salinas 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.

PUBLIC HEARING ON PROPOSED 2023 TAX RATE

The Board opened the meeting to a public hearing on the proposed 2023 tax rate, asking members of the public if they wished to comment on the proposed tax rate. Noting there were no comments, the public hearing was adjourned.

ORDER SETTING TAX RATE AND LEVYING TAX FOR 2023

Consideration was next given to a proposed Order Setting Tax Rate and Levying Tax for 2023. Having conducted the public hearing as required by law and publishing notice thereof, the Board deemed it appropriate to proceed with setting the 2023 tax rate.

Upon motion duly made and seconded, the Board voted unanimously to (1) set and levy a debt service tax of \$0.360 per \$100 assessed valuation and a maintenance and operation tax of \$0.514 per \$100 assessed valuation, for a total tax rate of \$0.874 per \$100 assessed valuation; and (2) adopt the Order Setting Tax Rate for 2023, a copy of which is on file in the Official Records of the District.

AMENDED NOTICE TO SELLERS AND PURCHASERS

Consideration was given to the proposed Amended Notice to Sellers and Purchasers, which Notice sets forth the 2023 tax rate.

Upon motion duly made and seconded, the Board voted unanimously to approve the Amended Notice to Sellers and Purchasers, a copy of which is on file in the Official Records of the District.

PEACE OFFICER'S REPORT/CONTRACT APPROVAL

The Board recognized Officer Ballard, who presented 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 in file in the official records of the District.

The Board noted that 99.746 % of the 2022 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.

FINANCIAL ADVISOR'S REPORT

There was no Financial Advisor's Report.

BOOKKEEPER'S REPORT

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.

Upon motion duly made and seconded, the Board voted unanimously to approve (i) the Bookkeeper's Report, and (ii) the bills submitted for payment.

ATTORNEY'S REPORT

The Board recognized Ms. Parker, 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 September 14, 2023, 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 September 14, 2023, as presented.

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 October 12, 2023.

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 has estimated a cost to design and construct 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. The project will be done in two (2) phases. The District will need to use surplus construction funds for its share of the cost.

Northwood Pines Park

EHRA has received final approval from Harris County Engineering for the parking lot adjacent to the splash pad. This project is on hold pending the Levee modifications.

Water Reuse Project

EHRA has completed the topographic survey in the area proposed for the water reuse project. EHRA has started designing the line for the Water Reuse Project. EHRA has received from Northgate Crossing MUD No. 2 the initial layouts. The sizing of the lines is being determined. The water will be used to irrigate the levee and esplanades.

Storm Station Building

EHRA has completed design of the Storm Station Building. The plans will be submitted to Harris County for approval.

Levee Analysis and Certification

Raising of the Levee is complete. Recertification of the Levee will occur once the new FEMA maps are published.

Capital Improvement Plan ("CIP")

A five-year CIP was presented. A copy of the CIP is on the official records of the District.

Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report, and to authorize EHRA to advertise for bids for the office at the Stormwater Pump Station.

OPERATIONS REPORT/TERMINATION OF SERVICE

The Board next recognized Mr. Richardson, 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. Richardson also presented a report on the Storm Station, which report is attached to the Operations Report.

Mr. Richardson reported as noted below.

- The billed to pumped ratio was 97.29%.
- There are 419 active connections in the District.
- There were no accounts finalized with a balance under \$25, and no accounts finalized with a balance greater than \$25.
- There were no excursions at the wastewater treatment plant.

Upon motion duly made and seconded, the Board voted unanimously to (1) approve the Operation's Report, (2) to write off the delinquent uncollectable accounts with a balance under \$25, and (3) turn over the delinquent uncollectable accounts finalized with a balance of more than 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 authorize termination of service to the accounts listed on Termination List.
District.

LANDCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

There was no Landscape Architect's Report.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

The Board recognized Mr. Roach, who presented the IT Report.

INCLEMENT WEATHER POLICY/ANNUAL STORM STATION

Mr. Fitzgerald reviewed with the Board historical information Relating to the Levee. He also reported that he will be issuing letters to commercial customers regarding the Emergency Action Plan.

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

PASSED, APPROVED and ADOPTED this 9th November 9, 2013


Secretary, Board of Directors