

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

August 8, 2024

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 August 8, 2024, at the 19023 Joanleigh, Spring, Texas 77388, 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 Directors Martinez and Boeckelman, thus constituting a quorum.

Also attending the meeting were Lieutenant Brent Ballard with Harris County Precinct 4 Constable's Office; Michael Murr with Murr Incorporated, Landscape architect 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; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Jeremy Roach with Apollo IT Consulting, IT consultant to the District; Allen Jenkins with Inframark, Operator for the District; Ben Mellado with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; and Michael R. Willis and Maria Salinas Parker 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 RENENWAL

The Board recognized Officer Ballard, who presented the Peace Officer's Report.

The Board then considered renewing the contract with Harris County for the Deputies and

Lieutenant Ballard.

Upon motion duly made and seconded, the Board voted unanimously to approve the Peace Officer's Report and to approve the Interlocal Agreement with Harris County for law enforcement services, a copy of which is on file in the official records of the District.

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 94.786 % of the 2023 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 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 July 11, 2024, 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 July 11, 2024, as presented.

ANNUAL REVIEW OF INVESTMENT POLICY

At this time, the Board conducted its annual review of the Investment Policy.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Regarding Annual Review of Investment Policy, a copy of which Resolution is on file in the official District's records.

2024 TAX LEVY AND CALL PUBLIC HEARNG

The 2024 tax levy discussion was deferred.

RESOLUTION DESIGNATING EMERGENCY ACTION COMMITTEE AND DECLARING EMERGENCY AUTHORITY

The Board deferred action on the proposed Resolution Designating Emergency Action Committee and Declaring Emergency Authority

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 August 6, 2024. There is exposed wire on the gabion wall. EHRA is investigating what entity is responsible for the electrical transformer box at the detention basin is secured with a zip tie. Inframark will provide a number lock for future maintenance. The soggy area at the bottom of the stairs at the storm station will be checked for irrigation leaks.

Water Reuse Project

EHRA has completed the topographic survey in the area proposed for the water reuse project. Easement acquisition is in progress for the placement of the water reuse lines. This project will be reactivated.

Storm Station Building

EHRA has completed the design of the Storm Station Building. The plans have been submitted for regulatory approval. This project will be reactivated.

Levee Analysis and Certification

FEMA is encouraging the District to submit a Certification Package prior to the release of the preliminary new flood plain maps. Freese and Nichols is preparing the 65-10 documentation for the Certification Package.

Water Plant 3 / Wastewater Plant Expansion

The following bids were approved by Northgate Crossing MUD No. 2:

Water Well	Alsay, Inc.	\$2,341,550.00	\$1,030,282.00 (District share)
Water Plant	Lecon, Inc.	\$4,378,180.09	\$1,926,400.00 (District share)

Northwood Pines Park

EHRA has received final approval from Harris County Engineering for the parking lot adjacent to the splash pad. This project will be reactivated.

Capital Improvement Plan ("CIP")

A CIP inspection was performed and a revised five-year plan will be presented at the next meeting.

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

Mr. Jenkins reported as noted below.

- The billed to pumped ratio was 100.0%.
- There are 410 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.
- The roof at Storm Station is leaking. A proposal will be submitted at the next meeting to repair/replace the roof.
- A generator was rented for the lift station to extend power.
- The exhaust fan at the Storm Station is being repaired.
- Both lift pumps at the at the lift station were pulled and cleaned. Repairs to the lift pumps are necessary.

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, (3) turn over the delinquent uncollectable accounts finalized with a balance of more than twenty-five dollars, if any, for collection, and (4) authorize the necessary repairs to the lift pumps at a cost not to exceed \$25,000.00.

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.

LANDCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

The Board then reviewed the Landscape Architect's Report, a copy of which is on file in the official records of the District. Mr. Murr reported that (1) post Hurricane Beryl cleanup is in progress, (2) the fountain is performing well, (3) several maintenance issues were passed along to the Northwood Pines Homeowners Association, (4) several dead trees in the median were removed, and (5) the tube on the slide at the playground has been removed.

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

Architect's Report, and to authorize pruning the trees at the lift station at an estimated cost of \$650.00.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

The Board recognized Mr. Roach, who presented the IT Report. Mr. Roach reported that it will be necessary to obtain new licensing for the new components on the Meraki System.

Upon motion duly made and seconded, the Board voted unanimously to approve the IT Report, and the expenditure of \$2,120.00. to obtain licensing from Sysco for the new components on the Meraki system.

INCLEMENT WEATHER POLICY/ANNUAL STORM STATION

The Board discussed the Inclement Weather Policy and functioning of the Storm Station during Hurricane Beryl.

FLOCK CEMRAS

Installation of the Flock Camera System is in progress.

There being no further business to come before the Board, the meeting was adjourned.

PASSED, APPROVED and ADOPTED this October 10, 2024.


Secretary, Board of Directors