

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

February 10, 2023

The Board of Directors (the "Board") of Westwood Magnolia Parkway Improvement District (the "District" or "WMPID") met in regular session, open to the public, at Zanti Trattoria at 10000 Research Forest Drive, Magnolia, Texas 77354, a designated meeting place of the District, and the roll was called of the members of the Board as follows:

Brent Everson	Chairman	City of Conroe
James David Wallace	Assistant Vice Chairman	City of Conroe
Gary Squyres	Secretary	County Commissioner's Court
Tom Grayson	Treasurer/Asst. Secretary	County Commissioner Pct. 2
Robert Barnwell	Director	County Commissioner Pct. 2
Pat Robertson	Director	Magnolia I.S.D.
Tim Weems	Director	Magnolia I.S.D.

and all of the above Directors were present, except Director Squyres and Director Barnwell, thus constituting a quorum.

Also present for the meeting were: Michael Keck and Michael McDaniel of LJA Engineering ("LJA"); Rob Eissler and Kelly Hamann of Special District Management ("SDM"); Frank Mitchell, Josh Zientek, and Daniel Scruggs of Mitchell, Zientek & Scruggs, LLP ("MZS"); Derek Michael of Sales Revenue Inc. ("SRI"); Bruce Berger and Sergeant Burrell of Montgomery County Precinct No. 2 Commissioner's Office ("MCP2"); Sergeant Swank and Lieutenant Schmidt of Montgomery County Sheriff's Office ("MSCO"); Christina Cole of Myrtle Cruz, Inc. ("MCI"); Glenn Buckley of Lake Creek Greenway Partnership ("LCGP"); Miguel Marrero of Alpha and Omega Services, Inc. ("A&O"); and Chris Uzelmeier of Montgomery County Municipal Utility District No. 113 ("MCMUD113").

PUBLIC COMMENTS

There were no public comments presented at this time.

CONSENT AGENDA

Director Everson offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. Director Wallace motioned, seconded by Director Grayson, to approve the Consent Agenda containing the following items: (1) approval of the January 13, 2023 regular Board meeting minutes, as presented; (2) Financial/Bookkeeping report, attached as Exhibit A, including payment of bills and review of investments and reimbursements; (3) Grant Project/funding updates; (4) Mounted Patrol Report; and (5) Regional Detention Basin Maintenance Report. The motion passed unanimously.

SHERIFF'S REPORT

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Sergeant Swank presented the Sheriff's Report, attached as Exhibit B. He introduced Lieutenant Schmidt who discussed the vehicles in processing for use by Sheriff's officers under the District's contract. He noted that the vehicles should be in service within 30-45 days. They both exited the meeting after the Sheriff's Report.

FIRE CHIEF'S REPORT

There was no Fire Chief's report presented at this time.

COMMISSIONER'S REPORT

Mr. Berger provided an update on Woodtrace Boulevard and other Montgomery County related projects. There was further discussion regarding the changes in scope on Woodtrace Boulevard and the related impacts to the District.

Mr. Berger then introduced Sergeant Burrell. He explained Sergeant Burrell's role with MCP2 related to commercial truck enforcement and corresponding legislative efforts.

Director Grayson provided an update on the committee meeting for Fish Creek Park at Woodforest.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler and Ms. Hamann presented the Executive Director's Report on behalf of SDM, a copy of which is attached as Exhibit C. Mr. Eissler and Ms. Hamann reviewed various project updates within the Executive Director's Report, including updates regarding District revenue.

Mr. Eissler then briefly discussed the meeting he had with the Mayor of the City of Conroe, and the results of such meeting. He noted that a follow-up meeting with the City of Conroe's City Manager would occur sometime soon.

SALES TAX REPORT

Mr. Michael presented the Sales Tax Report, a copy of which is attached as Exhibit D. He reviewed the businesses of the District related to sales tax and made note of the revenue trends of the District.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as Exhibit E. Mr. Keck provided an update on the Tamina Road projects. He presented Pay Estimate No. 2 and No. 3 for the Tamina Road right-turn-lane, West Lane, and Woodtrace Boulevard, Highland Section, contract in the amount of \$203,620.87 for Pay Estimate No. 2 and \$6,300.00 for Pay Estimate No. 3 to Main Lane Industries, Ltd.

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Mr. Keck then provided an update on the Woodtrace Boulevard Extension project, including Pay Estimate No. 6 and Pay Estimate No. 7 and final for the Earthwork Contract for Highland to FM2978, in the amounts of \$133,775.91 and \$209,368.44 respectively. Mr. Keck then discussed Contract 3 for the Woodtrace Boulevard Extension project, the Highland Section. He presented Change Order No. 1 for Contract 3 for the Woodtrace Boulevard Extension project in the amount of \$2,361,805.01. He noted that this change order was for the pavement design for Woodtrace Boulevard, which had been altered per Montgomery County's request, and for completion of the intersection with Dobbin Hufsmith Road. Mr. Keck presented a proposal from LJA in the amount of \$675,000 for additional engineering services for Woodtrace Boulevard. There was extensive discussion among the Board, Mr. Keck, and Mr. Scruggs regarding the interlocal agreement with MCP2 and its related impacts on the Woodtrace Boulevard Extension project. After brief further discussion, Director Wallace motioned to approve Pay Estimate No. 2 and No. 3 for the Tamina Road right-turn-lane, West Lane, and Woodtrace Boulevard, Highland Section, contract, Pay Estimates No. 6 and No. 7 for the Earthwork Contract for Highland to FM2978, Change Order No. 1 for Contract 3 for the Woodtrace Boulevard Extension project, and the LJA Proposal as presented. Director Grayson seconded said motion, which passed unanimously.

ATTORNEY'S REPORT

Mr. Scruggs noted that there would be one item to address in executive session for consultation with attorney.

DISCUSSION REGARDING PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The Board discussed the future meeting schedule, noting that the next regular Board meeting will take place on March 10, 2023.

EXECUTIVE SESSION

The Board entered executive session at 1:06 p.m. for consultation with attorney.

RECONVENE IN OPEN SESSION AND AUTHORIZE ANY ACTION RESULTING FROM EXECUTIVE SESSION

The Board reconvened from executive session at 1:53 p.m. taking no additional action.

ADJOURNMENT

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

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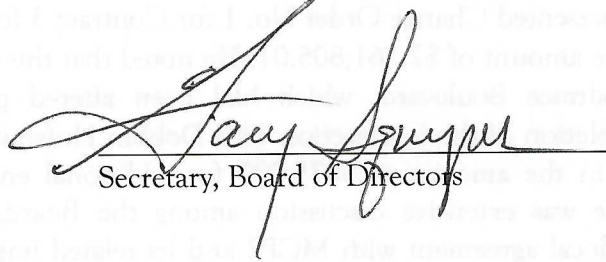
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Approved this 10th day of February, 2023.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT

[SEAL]




Secretary, Board of Directors

LIST OF EXHIBITS

- Exhibit A - Bookkeeper's Report
- Exhibit B - Sheriff's Report
- Exhibit C - Executive Director's Report
- Exhibit D - Sales Tax Report
- Exhibit E - Engineer's Report