

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

March 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	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 Everson, 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"); Deputy Swank of Montgomery County Sheriff's Office ("MSCO"); Glenn Buckley of Lake Creek Greenway Partnership ("LCGP"); Miguel Marrero of Alpha and Omega Services, Inc. ("A&O"); and Adam Powell.

PUBLIC COMMENTS

There were no public comments presented at this time.

CONSENT AGENDA

Director Wallace offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. Director Barnwell motioned, seconded by Director Grayson, to approve the Consent Agenda containing the following items: (1) approval of the February 10, 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; and (4) Regional Detention Basin Maintenance Report. The motion passed unanimously.

MOUNTED PATROL REPORT

Mr. Marrero discussed citing vehicles in parking lanes and alleyways. There was discussion among the Board, Mr. Marrero, and Deputy Swank regarding practical measures to deter vehicle parking issues on private property.

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SHERIFF'S REPORT

Deputy Swank presented the Sheriff's Report, attached as **Exhibit B**, and reviewed incidents within the District. Deputy Swank 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. Eissler provided a brief update related to Montgomery County matters, including some of the legislative efforts of the County and Montgomery County Precinct No. 2.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler and Ms. Hamann presented the Executive Team'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 discussed the increased requests for the District to participate in economic development related to water and sewer development. After brief discussion among the Board, Mr. Eissler, and Mr. Mitchell, Director Robertson moved to authorize MZS to research methods in which the Board could accomplish such economic development efforts. Director Grayson seconded said motion, which passed unanimously.

Mr. Eissler then provided a brief update of the status of the District's legislation.

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 and Woodtrace Boulevard Extension projects.

Mr. Keck then reviewed the District's Project Status Report related to certain improvement projects of the District. There was extensive discussion regarding the Project Status Report. There was additional discussion regarding the interlocal agreement between the District and Montgomery County related to the Woodtrace Boulevard Extension Project which was one of the projects included on the Project Status Report.

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ATTORNEY'S REPORT

Mr. Scruggs noted that there would be one item to address in executive session for consultation with attorney. Mr. Scruggs then asked for the Board's approval to authorize MZS to file the Special Purpose District Public Information Database ("SPDPID") Report with the Texas Comptroller. Director Barnwell motioned, seconded by Director Grayson, to approve the SPDPID Report as discussed. The motion carried unanimously. Director Barnwell inquired about including such regular compliance items within the consent agenda. Mr. Scruggs noted that if the Board wished to do so, they could begin transitioning such items to the consent agenda for future meetings. The Board concurred with Director Barnwell's suggestion.

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 April 14, 2023.

EXECUTIVE SESSION

The Board entered executive session at 1:13 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 1:39 p.m. taking no additional action. The Board then asked that Mr. Eissler and Ms. Hamann coordinate the scheduling of a special meeting to further discuss items from executive session.

ADJOURNMENT


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

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Approved this 14th day of April, 2023.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT


Secretary, Board of Directors

[SEAL]



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