

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

April 14, 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 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"); Brian Toldan of McCall Gibson Swedlund Barfoot, PLLC ("MGSB"); Christina Cole of Myrtle Cruz, Inc. ("MCI"); and Adam Powell.

PUBLIC COMMENTS

Mr. Powell introduced himself and provided a brief description of the difficulties he has encountered regarding a development near the District, specifically noting the difficulty in receiving the necessary utilities to facilitate the development.

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 March 10, 2023 regular Board meeting minutes and special Board meeting minutes March 17, 2023, 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) Regional Detention Basin Maintenance Report; and (5) Mounted Patrol Report. The motion passed unanimously.

SHERIFF'S REPORT

Deputy Swank presented the Sheriff's Report, attached as Exhibit B, and reviewed incidents

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within the District. He discussed an update to the revised reporting system and the law enforcement impacts of roadway improvements in 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.

REVIEW AND CONSIDER APPROVAL OF 2022 FYE AUDIT (THE "AUDIT")

Mr. Tolan presented the draft Audit. After discussion, Director Weems moved to approve the Audit subject to final review and comments from the District's consultants. Director Grayson seconded said motion, which passed unanimously.

COMMISSIONER'S REPORT

Mr. Eissler provided a brief update related to Montgomery County matters, including Texas Department of Transportation ("TxDOT") matters related to Montgomery County.

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 outlined the status of the District's legislation, including an update from the City of Magnolia Council meeting.

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. He also noted the efforts that SRI is undertaking to resolve issues regarding collection of uncollected sales tax for business entities within 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. He then presented Pay Estimate Nos. 4 and 5 related to Contract 3 for the Woodtrace Boulevard Extension project to Main Lane Industries, Ltd. for \$6,300.00 and \$523,643.98 respectively. Director Wallace motioned, seconded by Director Grayson, to approve Pay Estimates Nos. 4 and 5 as presented. The motion passed unanimously.

Mr. Keck then reviewed the District's Project Status Report related to certain improvement

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projects of the District. There was additional discussion regarding the Project Status Report.

ATTORNEY'S REPORT

Mr. Scruggs provided a brief update regarding the District's legislation. He also provided a brief update regarding correspondence with the City of Conroe.

DIRECTOR REAPPOINTMENT MATTERS

Mr. Scruggs advised that the terms for Directors Weems, Robertson, and Barnwell were ending soon and would need to be reappointed if they wished to continue serving on the Board. After brief discussion, the Director Grayson moved to suggest Directors Weems, Robertson, and Barnwell as the directors for reappointment to each of their respective appointing entities. Director Squyres, seconded said motion, which passed unanimously.

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 May 12, 2023.

EXECUTIVE SESSION

The Board entered executive session at 1:03 p.m. under Government Code Section 551.087, Deliberations Regarding Economic Development Negotiations.

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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Approved this 19th day of May, 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