

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

May 19, 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 Citizens Grill Americana Restaurant, 315 Enclave Drive, Suites 300, Conroe, Texas 77384, 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 for Directors Wallace, Robertson, and Weems, 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 and Daniel Scruggs of Mitchell, Zientek & Scruggs, LLP ("MZS"); Derek Michael of Sales Revenue Inc. ("SRI"); Captain Dunlap, Lieutenant Schmidt, and Deputy Tipler of Montgomery County Sheriff's Office ("MSCO"); Glenn Buckley, Peter Jensen, and Cheryl Conley of Lake Creek Greenway Partnership ("LCGP"); Miguel Marrero of Alpha and Omega Services, Inc. ("A&O"); Chief Hevey of the Magnolia Fire Department ("MFD"); and Steve Garceau of Spring Nursery and Landscaping, Inc. ("SN&L").

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 Barnwell motioned, seconded by Director Grayson, to approve the Consent Agenda containing the following items: (1) approval of the April 14, 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) Mounted Patrol Report. The motion passed unanimously.

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 B**. Mr. Eissler and Ms. Hamann reviewed various project

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updates within the Executive Director's Report, including updates regarding District revenue. Mr. Eissler provided an update regarding the status of the District's legislation, noting that it would be provided to the Governor for signature shortly.

Ms. Hamann then discussed the options for an irrigation well for the Regional Detention Basin. The Board discussed the irrigation well and the status of the Regional Detention Basin at this time. The Board asked that no action be taken at this time regarding the irrigation well. The Board then discussed the signage for the Tamina Road Enhancement project. After discussion, Director Grayson moved to approve the signage as presented and discussed. Director Squyres seconded said motion, which passed unanimously. Ms. Hamann then provided the latest status update regarding the Director Reappointments, noting that both appointing entities had provided their approval to the Board's provided candidates. Director Grayson moved, seconded by Director Squyres, to accept the reappointments of Directors Barnwell, Weems, and Robertson. The motion passed unanimously.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as Exhibit C. Mr. Keck provided an update on the Tamina Road and Woodtrace Boulevard Extension projects. He then presented Pay Estimate No. 6 related to Contract 3 for the Woodtrace Boulevard Extension project to Main Lane Industries, Ltd. for \$616,614.30. Director Grayson motioned, seconded by Director Squyres, to approve Pay Estimate No. 6 as presented. The motion passed unanimously.

Regarding the Tamina Road Enhancement project, Mr. Keck asked for authorization to get bids for the clearing contract for that project. Director Grayson moved to authorize LJA to advertise the clearing contract for bids for the Tamina Road Enhancement project. Director Squyres seconded said motion, which passed unanimously.

Mr. Keck then reviewed the District's Project Status Report related to certain improvement projects of the District. There was brief additional discussion regarding the Project Status Report.

SHERIFF'S REPORT

Captain Dunlap presented the Sheriff's Report, attached as Exhibit D, and reviewed incidents within the District. He discussed the impact that a high-water rescue had on one of the vehicles that the MCSO was using on the District's behalf. He noted that the vehicle would be replaced with a similar vehicle due to damage from the water. Captain Dunlap then discussed the overtime policy of the County and the request to opt-out of the County overtime policy thereby allowing the District to pay the MCSO deputies working in the District overtime as discussed. Director Barnwell moved to opt out of the County overtime policy. Director Grayson seconded said motion, which passed unanimously.

REVIEW AND CONSIDER DISTRICT INSURANCE PROPOSAL

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Ms. Hamann noted that the District's insurance advisor was reviewing the policy and considering requesting additional proposals. The Board took no action at this time.

SALES TAX REPORT

Mr. Michael presented the Sales Tax Report, a copy of which is attached as Exhibit E. He reviewed the businesses of the District related to sales tax and made note of the revenue trends of the District. The Board took no action at this time.

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. He noted that Montgomery County was working on getting the Fish Creek Park at Woodforest land reappraised for addition to the District. Mr. Eissler noted that there may be a future request and discussion from Montgomery County regarding South Egypt Lane.

FIRE CHIEF'S REPORT

Chief Hevey provided an update regarding the fire department's recent activity, including a number of high-water rescues and fires that they responded to. He also provided an update regarding the growth of the fire department and the increased staff.

ATTORNEY'S REPORT

Mr. Scruggs provided a brief update regarding the District's legislation.

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 June 9, 2023.

EXECUTIVE SESSION

The Board did not enter executive session.

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

The Board did not enter executive session.

ADJOURNMENT

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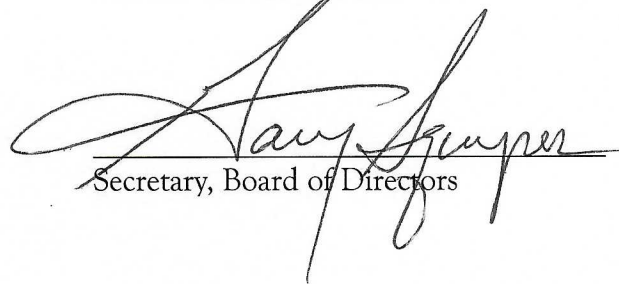
There being no further business to come before the Board, Director Everson adjourned the meeting.

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Approved this 9th day of June, 2023.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT



Amy Gumpert

Secretary, Board of Directors

[SEAL]



LIST OF EXHIBITS

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