

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

June 10, 2022

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 Cucina Italiana 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:

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

and all of the above Directors were present, except Director Grayson, who listened by telephone, thus constituting a quorum.

Also present for the meeting were: Michael Keck of LJA Engineering ("LJA"); Rob Eissler (remote) and Kelly Hamann of Special District Management ("SDM"); Frank Mitchell, Josh Zientek, and Daniel Scruggs of Mitchell & Zientek, LLP ("MZLLP"); Derek Michael of Sales Revenue Inc. ("SRI"); Sergeant Walker and Trenia Collins of Montgomery County Sheriff's Office ("MSCO"); Chief Jeff Hevey and Gary Pangarakis of Magnolia Fire Department ("MFD"); Christina Cole of Myrtle Cruz, Inc. ("MCI"); Ryan O'Hara with Huntington Securities, Inc. ("HSI"); Miguel Marrero and Kendra Hutchins of Alpha and Omega Mounted Patrol ("A&O"); Hannah Perman of Regency Center; and Glenn Buckley, resident of the area.

PUBLIC COMMENTS

Ms. Perman of Regency Center introduced herself to the Board. The Board thanked Ms. Perman for attending the meeting.

CONSENT AGENDA

Director Gerhardt offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. Director Everson motioned, seconded by Director Wallace, to approve the Consent Agenda containing the following items: (1) approval of the May 13, 2022 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) Regional Detention Basin Maintenance Report; and (4) Grant Project/funding updates. The motion passed unanimously.

SHERIFF'S REPORT

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Sergeant Walker presented the Sheriff's Report, attached as **Exhibit B**. He reviewed incidents and statistics for the District. Sergeant Walker introduced Ms. Treina Collins of MSCO. He noted that she would be the new administrative contact for the District.

MOUNTED PATROL REPORT

Ms. Hutchins presented the Mounted Patrol Report. Mr. Marrero further discussed graffiti in the District with the Board.

FIRE CHIEF'S REPORT

Chief Hevey presented the Fire Chief's Report. He discussed recent EMS and Fire related activity in the area. He also provided an update on MFD facility improvements. Chief Hevey then introduced Mr. Pangarakis of MFD.

COMMISSIONER'S REPORT

Mr. Eissler provided a brief update regarding the Commissioner's Report. He provided a brief update on Montgomery County related facilities and projects.

FINANCIAL ADVISOR BOND CAPACITY ANALYSIS

Mr. O'Hara presented the bond capacity analysis. There was extensive discussion regarding the impact of inflation and rising interest rates on a potential bond issue. The Board took no further action at this time.

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 related to Texas Department of Transportation's ("TxDOT") projects in the District. The Board took no further action at this time.

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 noted that per the Board's directive last month, LJA readvertised the Tamina Road right turn lane project along with the Woodtrace Boulevard Extension project and West Lane project. He

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further noted that bids should be in before the July Board Meeting.

Mr. Keck and the Board then discussed the options for the Tamina Road enhancement project, including updates related to the drainage for the project.

Mr. Keck also provided a brief update of the Woodtrace Boulevard Extension project.

REVIEW AND APPROVE 2022-2023 DISTRICT INSURANCE PROPOSAL

Ms. Hamann presented the 2022-2023 District Insurance Proposal, including an additional proposal for drone coverage. After discussion, Director Wallace moved to approve the insurance proposals as presented. Director Everson seconded said motion, which passed unanimously.

ATTORNEY'S REPORT

Mr. Scruggs noted that the Board was able to authorize the District's Records Manager to destroy old meeting notes. After brief discussion, Director Wallace moved to authorize the District's Records Manager to destroy old meeting notes, as discussed. Director Everson seconded said motion, which passed unanimously.

EXECUTIVE SESSION

The Board did not enter executive session at this time.

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 July 8, 2022.

ADJOURNMENT

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

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Approved this 8th day of July, 2022.

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