

# WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

## Minutes of Meeting of Board of Directors

September 9, 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:

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.
Vacant		Magnolia I.S.D.

and all of the above Directors were present, except Directors Squyres and 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, LLP ("MZLLP"); Derek Michael of Sales Revenue Inc. ("SRI"); Sheriff Rand Henderson and Deputy Swank of Montgomery County Sheriff's Office ("MSCO"); Ryan O'Hara of Huntington Securities, Inc. ("HSI"); Glenn Buckley of Lake Creek Greenway Partnership ("LCGP"); and Hugh Fullerton and Adam Powell.

### 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 August 12, 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; (4) Grant Project/funding updates; and (5) Mounted Patrol Report. The motion passed unanimously.

### SHERIFF'S REPORT

Deputy Swank presented the Sheriff's Report, attached as Exhibit B. He reviewed incidents and statistics for the District. There was additional discussion regarding possible legislative actions to improve with incidents in the area. Sheriff Henderson discussed growth in law enforcement and

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related recruiting methods in Montgomery County.

**FIRE CHIEF'S REPORT**

No Fire Chief's Report was presented at this time.

**COMMISSIONER'S REPORT**

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

**REVIEW OF AND MATTERS RELATED TO THE PROPOSED SERIES 2022 SALES TAX REVENUE BONDS (the "Bonds")**

Director Everson presented the projects and grants committee report. There was extensive discussion regarding the uses of proceeds of the Bonds and impacts on bonding capacity.

Mr. O'Hara presented an update regarding the Bonds, including possible rates, future bonding capacity, and related revenue projections. There was further discussion regarding the schedule of events and closing date for the Bonds. After further discussion, Director Wallace motioned to approve the proposed schedule of events and to authorize HSI and MZLLP to take all necessary action to consider the sale of the Bonds in November. Director Grayson seconded said motion, which passed unanimously.

**EXECUTIVE DIRECTOR'S REPORT AND REVIEW POSSIBLE APPOINTMENT OF NEW DIRECTOR TO FILL VACANCY ON THE BOARD**

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. Mr. Eissler presented, upon the projects and grants committee's recommendation, Mr. Timothy Weems as a director candidate to fill the vacant position. After discussion, Director Wallace motioned to recommend Mr. Weems as a director to Magnolia I.S.D., as the appointing entity for the vacant position, and to seat Mr. Weems as a director contingent upon Magnolia I.S.D.'s approval. Director Grayson seconded said motion, which carried unanimously.

Ms. Hamann and the Board further reviewed the District's website and encouraged the Directors to continue to get more familiar with the website.

**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

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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. The Board and Mr. Keck reviewed the Tamina Road Enhancement Project items extensively, including street designs and related beautification.

Mr. Keck then presented Pay Estimate No. 3 for the Earthwork Contract from Highland to FM 2978 for the Woodtrace Boulevard Extension project in the amount of \$241,343.10. Director Wallace moved to approve Pay Estimate No. 3 as presented. Director Grayson seconded said motion, which passed unanimously.

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

**ATTORNEY'S REPORT**

Mr. Scruggs noted that there were no additional items to report under the Attorney's Report.

**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 October 14, 2022.

**EXECUTIVE SESSION**

The Board did not enter executive session at this time.

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

The Board did not enter executive session at this meeting.

**ADJOURNMENT**

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

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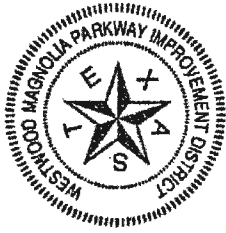
Approved this 14th day of October, 2022.

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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