

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

November 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 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	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 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"); Sergeant Swank of Montgomery County Sheriff's Office ("MSCO"); Cameron Thatcher of Huntington Capital Markets ("Huntington"); Bob Fecht of Alpha and Omega Mounted Patrol ("A&O"); Glenn Buckley of Lake Creek Greenway Partnership ("LCGP"); and Chris Uzelmeier of MUD 113.

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 October 13, 2023, regular Board meeting minutes, as presented; (2) Regional Detention Basin Report; and (3) Grant and funding updates. The motion passed unanimously.

SHERIFF'S REPORT

Sergeant Swank presented the Sheriff's Report, attached as Exhibit A, and reviewed incidents within the District. He provided an update on the holiday overtime positions, noting that the additional overtime periods were all scheduled and filled. Ms. Hamann discussed with Sergeant Swank MSCO's patrol efforts for the period of construction on FM1488.

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MOUNTED PATROL REPORT

Mr. Fecht discussed other commercial areas on FM1488 that may be interested in additional mounted patrol coverage. There was then additional discussion regarding hours and coverage for the District contract.

FIRE CHIEF REPORT

There was no Fire Chief Report presented at this time.

COMMISSIONER'S REPORT

Mr. Eissler provided an update on several projects within the precinct and near the District, including the South Egypt Lane project. Director Everson provided an update regarding a meeting with the Montgomery County Precinct No. 2 Commissioner's Office. The Board took no action at this time.

BOOKKEEPER REPORT

Mr. Eissler presented the Bookkeeper Report for the District, attached as **Exhibit B.** Director Grayson presented and discussed the draft budget for the fiscal year end 2024. After discussion, Director Grayson moved to approve the Bookkeeper Report, including the payment of bills, adoption of the fiscal year end 2024 budget, and review of investments and reimbursements. Director Wallace seconded said motion, which 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 C.** Mr. Eissler provided an update on the District's revenue projections. He additionally presented a short aerial video showing the new legislative additions to the Districts. Ms. Hamann then provided an update regarding graffiti at the Regional Detention Basin, noting that it had been removed. The Board then concurred with the recommendation to have a committee review the proposed FM1488 landscaping proposals and present their findings to the Board at the next regular meeting.

ENGINEER'S REPORT

Mr. McDaniel presented the Engineer's Report, a copy of which is attached as **Exhibit D.** Mr. McDaniel provided an update on the clearing contractor for the Tamina Road enhancement project, noting that it was underway. In addition to the clearing for the Tamina Road enhancement, he presented LJA's recommendation of award for the Tamina Road enhancement project to Aranda Brothers Construction Co., Inc. in the amount of \$7,899,870.75, including bid alternates nos. 1 through 5. There was extensive discussion regarding the recommendation of award. After discussion, Director Robertson moved to award the contract to Aranda Brothers Construction Co., Inc. as

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discussed. Director Grayson seconded said motion, which passed unanimously, with Director Weems not present for the vote as he had temporarily stepped out.

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. He discussed the timing of the legislative additions to the District's sales tax revenue rolls while noting that all the necessary documentation was submitted to the Texas Comptroller.

ATTORNEY'S REPORT

The Board reviewed the SDM contract for 2024. After discussion, Director Wallace moved to approve the SDM contract for 2024 as presented. Director Robertson seconded said motion, which passed unanimously. Mr. Thatcher noted that Huntington would be presenting a renewal contract at the next meeting. Mr. Scruggs discussed the District's interlocal contracting approach.

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 December 8, 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 in open session at 1:35 p.m., taking no action at this time.

ADJOURNMENT

Director Everson adjourned the meeting at this time.

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Approved this 8th day of December, 2023.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT

[SEAL]



Tom Grayson
Secretary, Board of Directors

LIST OF EXHIBITS

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