

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT  
Minutes of Meeting of Board of Directors

December 10, 2021

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:

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, thus constituting a quorum.

Also present for the meeting were: Michael Rusk and Michael Keck of LJA Engineering ("LJA"); Rob Eissler and Kelly Hamann of Special District Management ("SDM"); Bruce Berger of Montgomery County Precinct No. 2 Commissioners Office ("MCP2"); Daniel Scruggs, Frank Mitchell, and Josh Zientek of Mitchell & Zientek, LLP ("MZLLP"); Stetson Dorrough and Derek Michael of Sales Revenue Inc. ("SRI"); Sergeant Swank of Montgomery County Sheriff's Office ("MSCO"); Kendra McCrory of Alpha and Omega Mounted Patrol ("A&O"); Jeff Hevey and Jeff Cunningham of Magnolia Fire Department; Christina Cole of Myrtle Cruz, Inc. ("MCI"); and Hugh Fullerton, Chris Uzelmeier, and Jennifer Eckhart, residents of the area.

#### APPROVE MINUTES

After a brief discussion, Director Everson moved to approve the minutes from the November 12, 2021, Regular Board Meeting, as presented. Director Wallace seconded said motion, which passed unanimously.

#### PUBLIC COMMENTS

Ms. Eckhart discussed the proposed park complex project of MCP2. She discussed concerns about flooding and drainage.

#### SHERIFF'S REPORT

Sergeant Swank presented the Sheriff's Report, a copy of which is attached as Exhibit A. The Board took no action at this time.

## MOUNTED PATROL REPORT

Ms. McCrory reviewed the mounted patrol activities within the District over the past month. After brief discussion, 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 B. He reviewed the businesses of the District related to sales tax and made note of the revenue trends of the District. Mr. Michael presented findings as to additional businesses that would begin remitting sales tax to the District.

## ENGINEER'S REPORT

Mr. Rusk presented the Engineer's Report, a copy of which is attached as Exhibit C. Mr. Rusk gave a brief update on the Research Forest Right Turn Lane Signal Pole, noting that the signal pole had been installed and that LJA was awaiting the final paperwork to close the job out. Mr. Rusk then provided a brief update regarding the Tamina Road right turn lane project.

Mr. Rusk presented updates on items related to the Woodtrace Boulevard Extension Project. He also presented Pay Estimate No. 5 and Final in the amount of \$29,424.90 to Double Oak Construction, Inc. related to the Clearing Contract. After discussion, Director Everson moved to approve Pay Estimate No. 5 and Final as presented. Director Wallace seconded said motion, which passed unanimously.

Mr. Rusk then discussed the West Lane Expansion Project. He presented an engineering proposal for right-of-way retracement in the amount of \$11,650. After brief discussion, Director Everson moved to approve the engineering proposal as presented. Director Wallace seconded said motion, which passed unanimously.

## COMMISSIONER'S REPORT

Mr. Berger presented an update for MCP2.

## BOOKKEEPER'S REPORT

Mrs. Cole presented the Bookkeeper's Report, a copy of which is attached as Exhibit D. After no further questions, Director Grayson moved to approve the Bookkeeper's Report and the checks/wires presented therein. Director Wallace seconded said motion, which carried unanimously.

## EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler presented the Executive Director's Report, a copy of which is attached as Exhibit E. Mr. Eissler and Ms. Hamann reviewed various project updates within the Executive Director's Report. Mr. Eissler presented sponsorship opportunities for the Woodlands Economic Development Partnership Annual Elected Officials Reception. After brief discussion, Director Grayson moved to approve sponsorship at the silver level. Director Barnwell seconded said motion, which passed unanimously.

There was then extension discussion regarding a proposal from the Sports Facilities Companies ("SFC") for an evaluation of the proposed MCP2 park complex project. Mr. Eissler explained the services provided by SFC and noted that MCP2 is requesting that the District consider sharing costs related to the proposal. Director Barnwell made note of his concerns regarding the proposal and the potential cost sharing with MCP2. After further discussion among the Board and consultants, Director Robertson moved to approve sharing costs of the proposal up to presented amount plus a maximum of five percent (5%) of the total proposal price as reimbursable travel expenses. Director Wallace seconded said motion, which passed six to one (6-1) with Director Barnwell voting against.

Director Barnwell exited the meeting at this time.

Mr. Eissler and Ms. Hamann then presented the option of a District consultant appreciation dinner. After discussion, Director Grayson moved to approve the dinner and authorize the District's executive team to review options for location and date. Director Everson seconded said motion, which passed unanimously.

#### REGIONAL DETENTION BASIN MAINTENANCE REPORT

There was no update provided at this time.

#### GRANT PROJECT/FUNDING UPDATES

Ms. Hamann presented the final draw for the Lake Creek Greenway Partnership Grant in the amount of \$2,500. Director Grayson motioned to approve the final draw as presented. Director Wallace seconded said motion, which passed unanimously.

#### ATTORNEY'S REPORT

Mr. Mitchell provided input regarding the use of committees to further District business between Board meetings. Mr. Scruggs noted that the District's auditor would begin work on the 2021 Fiscal Year End Audit and provided notice of the estimated costs.

#### 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 January 14, 2022.

ADJOURNMENT

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

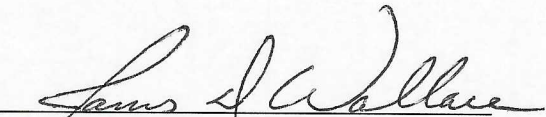
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Approved this 14th day of January, 2022.

WESTWOOD MAGNOLIA PARKWAY  
IMPROVEMENT DISTRICT

[SEAL]



  
Secretary, Board of Directors

LIST OF EXHIBITS

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