

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

February 9, 2024

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 Keck 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”); Bruce Berger of Montgomery County Precinct No. 2 Commissioners Office (“MCP2”); Christina Ferguson of Myrtle Cruz, Inc. (“MCI”); Derek Michael of Sales Revenue Inc. (“SRI”); Sergeant Swank and Lieutenant Schmitt of Montgomery County Sheriff’s Office (“MCSO”); Sally Smith of Alpha and Omega Mounted Patrol (“A&O”); Glenn Buckley of Lake Creek Greenway Partnership (“LCGP”); Jerry Toomes of EarthCam, Inc. (“EarthCam”); and various members of the public.

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 January 12, 2024, regular Board meeting minutes, as presented; (2) Regional Detention Basin Report; (3) Grant and funding updates; and (4) Financial/Bookkeeping report, attached as Exhibit A, payment of bills, review of investments, reimbursements, and review and consider possible amendments to 2024 proposed budget. The motion passed unanimously.

SHERIFF’S REPORT

Sergeant Swank presented the Sheriff’s Report, attached as Exhibit B, and reviewed incidents within the District. Lieutenant Schmitt provided an update on license plate readers

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purchased by the District. He also discussed the potential of additional overtime to handle the additional traffic resulting from roadwork on FM1488. The Board requested that Lieutenant Schmitt provide an updated proposal for consideration in the future.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler and Ms. Hamann presented the Executive Team'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 briefly discussed that revised coverage from A&O. Ms. Hamann discussed some of the improvements made to the District website. Mr. Toomes demonstrated options available from EarthCam. The Board took no action at this time.

MOUNTED PATROL REPORT

Ms. Smith discussed the mounted patrol report and made specific note of graffiti incidents within the District.

FIRE CHIEF REPORT

There was no Fire Chief Report provided at this time.

COMMISSIONER'S REPORT

Mr. Berger provided an update regarding roadway funding within Montgomery County Precinct No. 2. He also provided an update regarding additional developments near the District.

ENGINEER'S REPORT

Mr. Keck presented the Engineer's Report, a copy of which is attached as **Exhibit D**. Mr. Keck provided an update on the clearing contract for the Tamina Road enhancement project, including presenting pay estimate no. 3, and final, and change order no. 1 in the amounts of \$48,015.00 and \$5,000, respectively, to PLD Construction, LLC. Director Grayson moved to approve pay estimate no. 3 and change order no. 1 presented. Director Wallace seconded said motion, which carried unanimously. Mr. Keck then provided a brief update regarding the status of the Woodtrace Boulevard Extension Project, noting that the District's portion of the project is complete.

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 also discussed one specific business entity and their contributions that had required additional correspondence with the Texas Comptroller.

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ATTORNEY'S REPORT

Mr. Scruggs noted that there were no additional items to discuss on 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 March 8, 2024.

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 at this time. There was brief discussion regarding participation in the agenda review call for March.

ADJOURNMENT

Director Everson adjourned the meeting at this time.

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Approved this 8th day of March, 2024.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT


Secretary, Board of Directors

[SEAL]



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LIST OF EXHIBITS

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