

WESTWOOD MAGNOLIA PARKWAY IMPROVEMENT DISTRICT

Minutes of Meeting of Board of Directors

May 10, 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, except Director Barnwell, thus constituting a quorum.

Also present for the meeting were: Michael Keck and Michael McDaniel of LJA Engineering (“LJA”); Rob Eissler 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 (“MCSO”); and Glenn Buckley of Lake Creek Greenway Partnership (“LCGP”); and Sally Smith and Eric Terrell of Alpha & Omega, Inc. (“A&O”).

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 Grayson motioned, seconded by Director Wallace, to approve the Consent Agenda containing the following items: (1) approval of the April 12, 2024, regular Board meeting minutes, as presented; (2) Grant and funding updates; and (3) 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. He provided an update regarding the District purchased license plate readers and answered questions from the Board regarding the license plate readers. The Board took

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no action at this time and thanked Sergeant Swank as he exited the meeting.

MOUNTED PATROL REPORT

Ms. Smith introduced the new sergeant in the District for A&O, Mr. Terrell. He then provided a brief report and noted a specific incident that had occurred in the District that had not yet made it to the report. The Board thanked Ms. Smith and Mr. Terrell for their attendance. Both exited the meeting at this time.

FIRE CHIEF REPORT

There was no Fire Chief Report presented at this time.

COMMISSIONER'S REPORT

Mr. Eissler provided a brief update regarding the ongoing projects of the Montgomery County Precinct No. 2 Commissioner's Office ("MCP2"). Director Grayson inquired as to the status of the Woodtrace Boulevard Extension Project as it relates to MCP2. Mr. Eissler noted that there were ongoing funding discussions as well as some design discussions with MCP2 related to the Woodtrace Boulevard Extension Project. The Board took no action at this time.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eissler 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 and upcoming events relevant to the District.

Mr. Eissler then presented aerial photographs of ongoing developments and infrastructure improvements within the District, principally of the ongoing Texas Department of Transportation ("TxDOT") construction along FM1488. He also noted that MCSO had sent information regarding the need for a replacement vehicle, including a brief preliminary summary of costs related to the same. There was then discussion regarding the possibility of a sidewalk tie in with the Woodlands. Mr. Keck provided input on the cost challenges and possible project designs.

REGIONAL DETENTION BASIN REPORT

Mr. Eissler briefly discussed the status of the regional detention basin and provided aerial photographs of the same. The Board took no action at this time.

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 Tamina Road enhancement project, noting that the contractor was on site doing preliminary survey work and addressing outfalls. Director Everson inquired about the

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project schedule for Tamina Road. Mr. Keck noted that the final schedules would be received soon. Mr. Keck then discussed budget adjustment and cost reconciliation regarding the Woodtrace Boulevard Extension Project. The Board took no action at this time.

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 a number of businesses in the District that were not likely to be properly remitting sales tax. He noted he would discuss the matter further with the Comptroller and the businesses. The Board took no action at this time.

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 June 14, 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.

ADJOURNMENT

Director Everson adjourned the meeting at this time.

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Approved this 14th day of June, 2024.

WESTWOOD MAGNOLIA PARKWAY
IMPROVEMENT DISTRICT


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 - Engineer's Report
- Exhibit E - Sales Tax Report