

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF
NORTHTOWN MUNICIPAL UTILITY DISTRICT**

August 7, 2024

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A special meeting of the Board of Directors of Northtown Municipal Utility District was held on August 7, 2024 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

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|--------------------|---|---------------------|
| Brenda Richter | - | President |
| Robin Campbell | - | Vice President |
| Felix Amaro | - | Treasurer |
| Christopher Capers | - | Secretary |
| Lee Hill | - | Assistant Secretary |

and all of the Directors were present except Directors Campbell and Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Tyler Douthitt of Bott & Douthitt, PLLC (“*Bott & Douthitt*”); Dennis Hendrix of Crossroads Utility Services LLC (“*Crossroads*”); Carter Dean of Armbrust & Brown, PLLC (“*A&B*”); Scott Foster of 360 Professional Services, Inc.; Lauren Smith of Public Finance Group LLC; and Colette Downey and Lisa Baker, residents of the District. Allen Douthitt of Bott & Douthitt participated in the meeting by telephone.

Director Richter called the meeting to order at 5:33 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter stated that the Board would hold a budget and tax rate workshop. She recognized Ms. Smith to address the Board. Ms. Smith reviewed the District’s 2024 Certified Net Taxable Value attached as **Exhibit “B”** with the Board, which she stated was \$1,420,049,673. She then recommended that the Board propose a 2024 tax rate of \$0.5525, which was the same as the District’s 2023 tax rate, and would result in an increase of \$120 to the average homeowner’s tax bill. Director Hill stated that \$0.5525 was too high and that he would like to consider lower rates. Ms. Smith stated that \$0.5125 was the parity rate, which would result in no increase to the average homeowner’s tax bill. Director Hill asked for Ms. Smith to present multiple rates at the next Board meeting, beginning with the parity rate and increasing by quarters of a cent. Director Hill then reviewed the District’s debt obligations and plans for the reimbursement of Village at Northtown. He stated that if Village at Northtown had not submitted the paperwork required for the surplus funds application to the TCEQ by December, then the District should submit the application without it, and reimburse Village at Northtown through a separate surplus funds application. Ms. Smith then stated that the District was a “developing district” under the Water Code for purposes of setting its tax rate. Mr. Foster agreed, stating that the District’s projected facilities were not yet at least 95% built-out and financed. Director Richter asked what large infrastructure projects and repairs the District needed to plan for. Mr. Hendrix responded that various pumps and water and wastewater line repairs should be planned for. Director Hill asked why some of the hydrants in the District had been painted red, when they should be silver. Mr. Hendrix responded that he would look into

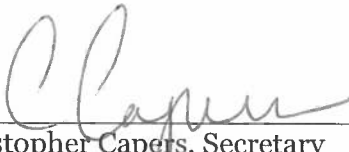
the matter. Mr. Foster stated that the District should plan to conduct an inflow and infiltration study in the future. Allen Douthitt then reviewed the draft budget with the Board, which he stated would result in a deficit of approximately \$1,800,000 due to the anticipated capital outlay. Director Hill stated that when ongoing construction was complete, the District's value would increase resulting in additional property tax revenue. Director Richter asked whether the District's budget typically run at deficit. Mr. Douthitt responded that it had recently. Director Richter stated that the draft budget was conservative and looked good. Ms. Smith stated that she would work with Mr. Douthitt regarding certain tax rate options so that he could adjust the draft budget accordingly. Director Capers asked Mr. Dean to ask John Carlton whether the City of Austin planned to increase its wholesale water and wastewater rates soon. Director Hill stated that he would like to hold a budget workshop on an annual basis. Directors Capers and Richter agreed.

Director Richter then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its next monthly meeting as regularly scheduled.

There being no further business to come before the Board, the meeting was adjourned at 6:23 p.m.



Date: September 24, 2024



Christopher Capers, Secretary
Board of Directors

CERTIFICATE OF POSTING FOR
NORTHTOWN MUNICIPAL UTILITY DISTRICT
AT
(1) 14401 Harris Ridge Blvd. (park pavilion)
(2) 700 East Wells Branch Parkway (district office)
PFLUGERVILLE, TEXAS 78660

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Sam Golutzo, hereby certify that at 1:50 p.m. on 1st August, 2024, I posted a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District at a place readily accessible and convenient to the public within the boundaries of the District at the locations noted above.

I understand that the notice was posted in order to comply with the Open Meetings provisions of Chapter 551 of the Government Code and that the Board of Directors of Northtown Municipal Utility District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 1st day of August, 2024.

Signed: Sam Golutzo

Printed Name: Sam Golutzo

Company: Northtown Municipal Utility District

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
SPECIAL WORK SESSION MEETING AGENDA**

August 7, 2024

TO: THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PARTIES:

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a special work session meeting at **5:30 p.m. on Wednesday, August 7, 2024. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

- 1. Resident communications and Board member announcements;

BUDGET AND TAX RATE WORKSHOP

- 2. Schedule for adoption of 2024/2025 budget and 2024 tax rate;
- 3. 2024 Certified Values from Travis Central Appraisal District;
- 4. Preliminary 2024 tax rate analysis and draft of 2024 proposed budget;
- 5. Public input on budget and tax rate for Board consideration and planning purposes;

DISCUSSION AND ACTION ITEMS

- 6. Future agenda items and meeting schedule.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices (Section 551.076); or discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.



A handwritten signature in black ink, appearing to be "A. Brown", is written over a horizontal line.

Attorney for the District

Northtown Municipal Utility District is committed to compliance with the Americans With Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information.

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



BOARD MEMBERS
TOM BUCKLE
DR. OSEZUA EHIYAMEN
BRUCE ELFANT
JETT HANNA
VIVEK KULKARNI
DICK LAVINE
JIE LI
ELIZABETH MONTOYA
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

July 19, 2024

NORTHTOWN MUD

BRENDA RICHTER, PRESIDENT
C/O ARMBRUST & BROWN PLLC
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2024 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2024). It provides the information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2024. Please feel free to contact me if you have any questions or need additional information.

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|--------------------------------------|------------------------|
| Approved Freeze Adjusted Taxable | \$1,373,304,753 |
| Certification Percentage | 96.85% |
| Section 26.01(c) Value Under Protest | \$46,744,920 |
| Net Taxable Value | \$1,420,049,673 |

Sincerely,

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Lmann@tcadcentral.org
(512) 834-9317 Ext. 405