

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 16

NOTICE OF PUBLIC MEETING

In accordance with Chapter 551 of the Texas Government Code, take notice that the Board of Directors of Northwest Harris County Municipal Utility District No. 16 will hold a public meeting at **6606 Whimsey Court, Houston, Texas 77084** at **7:00 p.m.** on **Monday, September 14, 2026**. Additionally, any interested members of the public will be able to join the meeting via videoconference/teleconference.

Video Conference: <https://meet.google.com/vmo-nnor-osj>

Teleconference: (US) +1 240-794-4153 PIN: 122 297 488#

At this meeting, the Board will consider and authorize appropriate action on the following:

1. **PUBLIC COMMENT;**
2. **MINUTES OF AUGUST 10, 2026 BOARD MEETINGS;**
3. **GENERAL MATTERS:**
 - A. On-Site Security Report;
 - B. OmniPro Report;
4. **FINANCIAL ADVISOR'S REPORT:**
 - A. Discuss Financial Advisor's recommended tax rate for the year 2026;
 - B. Determine and approve the proposed tax rate for public notice;
 - C. Schedule and approve the date for the tax rate public hearing;
5. **CONSENT AGENDA:** The following items are considered routine by the Board and will be enacted by one motion. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be removed and placed on the Regular Agenda:
 - A. Tax Assessor/Collector's Report, including approve payment of tax related invoices and issuance of checks;
 - B. Bookkeeper's Report, including approve payment of invoices and issuance of checks, including Pay Estimates;
 - C. Operator's Report, including report on monthly operations and repairs;
 - D. Engineer's Report;
 - E. Communication Services Report;
6. **REGULAR AGENDA:**
 - A. Management Services Report;
 - B. Communications Report;
 - C. Double Oak Report;
 - D. Additional Action Items from Tax Assessor/Collector:
 - 1) Status of collections;
 - 2) Pay bills from Tax Account;
 - 3) Delinquent Tax Report;
 - 4) Public Hearing to Authorize Termination of Service for Non-Payment of Delinquent Taxes;
 - E. Additional Action Items from Bookkeeper;
 - 1) Review and approve the Amendment to the Budget;

- F. Additional Action Items from Operator, including:
 - 1) Customer correspondence, if any;
 - 2) Public hearing regarding terminations of service for lack of payment;
 - 3) Authorize termination of service for lack of payment;
 - 4) Such other matters presented by Operator;
 - 5) Gates at Plant Facilities;
- G. Additional Items from Engineer, including:
 - 1) Regional Wastewater Treatment Plant;
 - 2) Water Plant No. 1 Rehabilitation project;
 - 3) Water, Sanitary and Drainage to serve Hillsdale Creek Development;
 - 4) Utility Service Requests;
 - 5) Capital Projects Report;
 - 6) Authorizing and/or concurring with the design, advertisement for bids and/or award of contracts for the construction of water, sanitary sewer and drainage or other facilities within the District;
 - 7) Approving and/or concurring in the approval of pay estimates and change orders on current construction projects within the District;
 - 8) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for or on behalf of the District;
 - 9) Granting or consenting to easements or encroachments over District property;
 - 10) Texas Commission on Environmental Quality Correspondence;
 - 11) Bond Application Report;

7. **ATTORNEY'S REPORT:**

- A. Review of Pool Contract;
- B. Discuss and review Amended Clubhouse Rules;
- C. Review and approve Landscape Maintenance Agreements with HOAs;
- D. Review Garbage Collection Fuel Surcharge;
- E. Review Rate Order, amend as necessary;

8. **EXECUTIVE SESSION, AS NECESSARY:**

- A. Pursuant to Chapter 551 of the Texas Government Code, Subchapter D, of the Open Meetings Act, discuss matters relating to attorney-client privilege, potential litigation, security matters and/or real estate matters, respectively;
- B. Reconvene in Open Session; and
- C. Vote on matters considered in Executive Session, if any.



Zachary Petrov
Johnson Petrov LLP
Attorneys for Northwest Harris County MUD No. 16
2929 Allen Parkway, Suite 3150
Houston, Texas 77019

Approved Budget

Northwest Harris County MUD No. 16 - Fiscal Year ending June 2027

	Ten Month Actuals 7/1/25 - 4/30/26	Twelve Months Annualized FYE 7/1/25 - 6/30/26	Approved 2026 Budget	Approved 2027 Budget
Revenues				
14101 · Water - Customer Service Revenu	\$354,281	\$425,137	\$455,000	\$425,000
14102 · Water Authority Revenue	263,683	316,419	300,000	325,000
14201 · Wastewater - Customer Service R	507,317	608,780	622,500	628,000
14203 · Grease Trap Inspection Fees	2,010	2,412	1,200	2,500
14301 · Maintenance Tax Collections	1,831,756	1,831,756	1,821,077	1,820,995
14501 · Tap Connections	108,588	108,588	0	90,735
14502 · Inspection Fees	1,800	2,160	5,000	2,250
14602 · Pool Revenue	0	41,600	41,600	41,600
14604 · Recreation Bldg Use Fee	400	600	1,575	600
14701 · Administrative Income	4,500	6,000	6,000	6,000
14702 · Penalties & Interest	27,094	32,512	36,000	33,500
14706 · Security Collections	123,960	148,752	150,000	153,000
14801 · Interest Earned on Checking	40	40	25	40
14802 · Interest Earned on Temp. Invest	172,852	207,423	205,000	213,000
15801 · Miscellaneous Income	40,764	40,764	0	0
Total Revenues	\$3,439,045	\$3,772,944	\$3,644,977	\$3,742,220
Expenditures				
16101 · Billing Service Fees - Water	\$47,120	\$56,544	\$44,520	\$58,500
16102 · Electronic Billing Expense	0	0	2,000	0
16105 · Maintenance & Repairs - Water	137,272	164,727	317,000	170,000
16107 · Chemicals - Water	17,591	21,110	21,000	22,000
16108 · Laboratory Expense - Water	3,141	4,188	7,100	5,000
16109 · Mowing Expense - Water	10,588	14,117	17,000	15,000
16110 · Utilities - Water	65,693	87,591	80,000	90,000
16112 · Disconnection Expense	7,440	8,928	10,000	10,000
16116 · Permit Expense - Water	2,663	2,663	5,000	2,800
16117 · TCEQ Regulatory Expense - Water	1,425	1,425	1,430	2,710
16119 · Pumpage Fees	250,537	300,644	300,000	325,000
16121 · Smart Meter Subscription	12,397	16,530	15,240	17,000
16123 · Gate Maintenance	23,011	23,011	11,000	24,000

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Northwest Harris County MUD No. 16 - Fiscal Year ending June 2027

	Ten Month Actuals	Twelve Months Annualized	Approved	Approved
	7/1/25 - 4/30/26	FYE 7/1/25 - 6/30/26	2026 Budget	2027 Budget
16201 · Billing Service Fees- Wastewater	36,475	43,770	39,520	45,000
16203 · Grease Trap Inspection Expense	1,406	1,687	1,000	1,750
16204 · Purchased Wastewater Service	302,235	402,979	224,744	383,421
16205 · Maintenance & Repairs - Wastewa	12,588	15,106	7,800	16,000
16211 · Utilities - Wastewater	2,266	3,021	3,000	3,100
16217 · TCEQ Regulatory - Wastewater	1,425	1,425	1,430	2,710
16301 · Garbage Service	325,213	390,255	390,000	410,000
16501 · Tap Connection Expense	50,719	50,719	0	40,200
16602 · R/M - Urban Forest Project	259,714	311,657	400,000	321,000
16605 · Pool Maintenance / Chemicals	19,406	23,287	22,000	24,000
16611 · Pool Management / Labor	25,332	36,332	27,000	38,000
16613 · Utilities - Clubhouse	6,516	8,688	8,000	9,000
16703 · Legal Fees	55,886	111,771	115,000	120,000
16705 · Auditing Fees	18,500	18,500	18,000	19,000
16706 · Engineering Fees	14,495	17,394	30,000	25,000
16709 · Election Expense	835	835	15,000	0
16710 · Website	3,470	4,164	4,200	4,300
16712 · Bookkeeping Fees	91,198	109,438	98,000	114,000
16713 · Legal Notices & Other Publ.	0	0	1,000	0
16714 · Printing & Office Supplies	10,868	13,042	17,000	13,500
16715 · Filing Fees	2,750	3,300	100	3,400
16716 · Delivery Expense	1,486	1,783	340	1,850
16717 · Postage	6,057	7,268	14,000	7,500
16718 · Insurance & Surety Bond	28,057	28,057	28,000	29,000
16719 · AWBD Expense	7,238	8,685	11,500	9,000
16721 · Meeting Expense	2,871	3,446	2,700	3,550
16722 · Bank Service Charge	465	558	350	720
16723 · Travel Expense	1,220	1,463	3,200	1,500
16728 · Record Storage	2,120	2,544	2,600	100
16730 · Consumer Confidence Report	0	0	4,500	0

Approved Budget

Northwest Harris County MUD No. 16 - Fiscal Year ending June 2027

	Ten Month Actuals 7/1/25 - 4/30/26	Twelve Months Annualized FYE 7/1/25 - 6/30/26	Approved 2026 Budget	Approved 2027 Budget
16731 · Arbitrage Expense	4,690	4,690	0	5,000
16734 · General Management Fee	5,392	6,471	7,200	6,700
16735 · EVO Reporting Fee	9,500	9,500	0	9,500
16736 · Energy Broker Fee	0	0	1,300	250
16737 · Newsletter	3,174	3,174	3,300	3,300
16738 · Communication Expense	18,655	22,386	18,000	23,000
16739 · Sponsorships	5,814	5,814	5,300	6,000
16801 · Patrol Expense	282,772	339,327	365,000	365,000
16803 · Security Cameras	2,424	2,424	5,000	2,500
16804 · Utilities - Security Cameras	7,822	10,429	3,800	10,800
17101 · Director Fees	32,775	36,000	40,000	36,000
17102 · Payroll Administration	500	600	600	600
17103 · Payroll Tax Expense	2,507	3,009	3,500	3,500
17401 · Signs/Lettering/ Misc Bldg Exp	33,018	33,614	21,000	35,000
17802 · Miscellaneous Expense	1,061	1,273	0	0
17908 · Cap Outlay Hike & Bike	681,288	817,546	0	135,000
Total Expenditures	\$2,961,080	\$2,801,362	\$2,795,274	\$3,030,761
Other Revenues				
15902 · Transfer From Capital Projects	360,420	360,420	0	0
Total Other Revenues	\$360,420	\$360,420	\$0	\$0
Capital Outlay				
17901 · Capital Outlay - General	\$68,855	\$85,670	\$0	\$88,000
17902 · Natural Disaster Expense	425	425	100,000	100,000
Total Capital Outlay	\$69,280	\$86,095	\$100,000	\$188,000
Net Excess Revenues <Expenditures>	\$769,104	\$1,245,907	\$749,703	\$523,459

* Maintenance Tax Collections - \$337,846,958 /100*.55*.98

Approved Budget

Northwest Harris County MUD No. 16 STP - Fiscal Year ending June 2027

	Ten Month Actuals 7/1/25 - 4/30/26	Twelve Months Annualized FYE 7/1/25 - 6/30/26	Approved 2026 Budget	Approved 2027 Budget
Revenues				
75201 · HC MUD 166 - STP Pro Rata Share	\$43,340	\$53,398	\$39,984	110,338
75202 · NW HC MUD 16 - STP Pro Rata Sh	302,235	372,375	224,744	383,421
75203 · HC MUD 257 - STP Pro Rata Share	133,145	164,044	178,984	356,428
75204 · NW HC 16 CPF - STP Pro Rata Sha	2,303	3,070	1,408	374,433
Total Revenues	\$481,022	\$592,887	\$445,120	\$1,224,620
Expenditures				
76302 · Garbage Expense	\$1,300	\$1,560	\$1,600	\$1,740
76703 · Engineering Fees	0	0	2,400	3,000
76705 · Printing & Office Supplies	48	64	100	70
76707 · Postage Expense	63	83	20	90
76709 · Bank Fees	175	210	100	220
76711 · Admin Charge	4,500	6,000	6,000	6,000
77201 · Operations - Sewer	27,500	33,000	32,000	34,000
77202 · Utilities	60,041	80,055	69,000	83,000
77203 · Maint & Repairs - Sewer	191,909	204,424	120,000	210,000
77205 · Chemicals - Sewer	61,903	74,284	52,000	77,000
77206 · Lab Fees - Sewer	18,335	24,446	29,500	25,000
77207 · Sludge Removal	68,366	82,039	64,000	85,000
77210 · Gate Maintenance	23,470	28,164	16,500	29,000
77901 · Capital Outlay	9,234	11,081	10,000	12,000
76702 · Auditing Fees	5,750	5,750	5,500	6,000
76704 · Bookkeeping Fees	11,732	14,079	18,000	18,000
76708 · Insurance & Surety Bond	11,103	11,103	11,000	11,500
77211 · Permit Fees	3,720	3,720	4,000	4,000
Total Expenditures	\$499,149	\$580,063	\$441,720	\$605,620
Capital Outlay				
77902 · Capital Outlay/Engineering	10,687	12,824	3,400	13,000
77903 · Capital Outlay – WWTP Rehabilitation	0	0	0	606,000
Total Capital Outlay	\$10,687	\$12,824	\$3,400	\$619,000
Net Excess Revenues <Expenditures>	(\$28,814)	\$0	\$0	\$0

Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 06/2026	Proposed Budget Fiscal Year Ending** 06/2027	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,416.10	\$1,416.10	\$1,416.10

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.55 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.