

**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of North Parkway Municipal Management District No. 1 (the “District”) met in special session, open to the public, on Monday, February 13, 2023, at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, an official meeting place outside the boundaries of the District, for which notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

Greg Leveling	President
William Rogers	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Steve Mitchell	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Rose, thus constituting a quorum. Also present were: Mr. Jim Knight of KFM Engineering & Design; Ms. Kerry Tovery of Dye & Tovery, LLC; Mr. Brock Babb; Mr. Mark Pfirman of Municap Inc.; Mr. Stephen McPherson of Wilmington Trust; Mr. Ross Martin, attorney, and Ms. Genny Lutz, paralegal, each of Winstead PC. Mr. Brian Toldan of McCall Gibson Swedlund Barfoot PLLC participated by audio conference.

The meeting was called to order by the Board President at 2:36 p.m.

1. The Board called for public communications and comments. Hearing none, Director Mitchell moved that the Board close the public comment session of the meeting. Director Klarer seconded said motion, which carried unanimously.

2. Consideration was given to the review and approval of the Minutes of the Board of Directors meeting held on February 3, 2023. Following a discussion, Director Klarer moved to approve the minutes as transcribed. Director Mitchell seconded said motion, which carried unanimously.

3. Consideration was next given to the approval of an audit for fiscal year ended July 31, 2022. The Board recognized Mr. Toldan who reviewed with the Board copies of a draft annual financial report prepared by McCall Gibson Swedlund Barfoot PLLC. Following a discussion, Director Mitchell moved that the Board approve said draft audit, subject to final approval by District counsel. Director Rogers seconded said motion, which carried unanimously.

4. Consideration was next given to a report from Municap, Inc. No formal report was heard by the Board.

5. Consideration was next given to the developer report. Mr. Babb summarized construction project updates and easement acquisitions. No formal action was taken by the Board.

6. Consideration was next given to ratify and approve the Sixth Amendment to Development, Settlement, and Annexation Agreement by and between the City of Celina, Texas, the District and MM Celina 3200, LLC. Following a discussion, Director Mitchell moved that the Board ratify and approve said Agreement. Director Klarer seconded said motion, which carried unanimously.

7. Consideration was next given to the Engineer's Report. Mr. Knight requested Board authorization for the District to enter into an agreement with Integrated Environmental Solutions, LLC ("IES, LLC") for preparation of a cultural study prior to construction of water and wastewater lines within areas designated as flood plain. Mr. Knight next reviewed with the Board the scope of services to be performed and fees for same. Following a discussion, Director Rose moved that the Board approve said agreement with IES, LLC in an amount not to exceed \$60,000.00. Director Klarer seconded said motion, which carried unanimously.

The Board next recognized Mr. Martin, who presented to and reviewed with the Board copies of the following Certifications for Payment and draw requests for Board approval: (i) Contract Revenue Bonds (Phase #1B Improvements) payment request in the amount of \$9,025.00, attached hereto as Exhibit "A"; (ii) Capital Recovery Fee Bonds payment request in the amount of \$559,907.59, attached hereto as Exhibit "B"; (iii) Major Improvements Project Bonds payment request in the amount of \$4,569,964.60, attached hereto as Exhibit "C". Mr. Martin reported that all payment requests have been reviewed and approved by the Developer and Municap, Inc., but requested that the Board approve the requisitions subject to final review and where appropriate, approved by the City of Celina. Following a discussion, Director Mitchell moved that the Board approve all Certifications for Payment and draw requests as presented pending final approval by Municap, Inc., and the City of Celina as appropriate. Director Klarer seconded said motion, which carried unanimously.

8. Consideration was next given to the bookkeeper's report. The Board recognized Ms. Tovery who presented to and reviewed with the Board copies of a bookkeeper report prepared by Dye & Tovery, LLC, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Mitchell moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Klarer seconded said motion, which carried unanimously.

9. Consideration was next given to a discussion regarding establishment of a defined area within the District and approval of an Order related thereto, a copy of which is attached hereto as Exhibit "E". Mr. Martin discussed the matter with the Board noting the statutory authority for the provision of said designation. Following a discussion, Director Mitchell moved that the Board approve said Order. Director Klarer seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of an Amended District Information Form (“ADIF”), a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Rogers moved that the Board approve said ADIF. Director Klarer seconded said motion, which carried unanimously.

11. Consideration was next given to the supplemental agenda. Mr. Martin presented to and reviewed with the Board copies of a draft Order Calling Director Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election and Maintenance Tax Election, a copy of which is attached hereto as Exhibit “G”. Following a discussion, Director Klarer moved that the Board approve said Order, subject to final review by District counsel and consultants. Director Mitchell seconded said motion, which carried unanimously.

12. Consideration was next given to authorizing Notices of Election and approval of a Contract for Election Services with Collin County, Texas. Following a discussion, Director Klarer moved that the Board (i) authorize all required Notices of Election; and (ii) approve the Joint Election Services Contract with Collin County Elections Administrator. Director Mitchell seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 3:14 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 20th day March, 2023.



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Rob Klarer, Secretary  
North Parkway Municipal Management District No. 1

