

MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 11  
HARRIS COUNTY, TEXAS

4 January 2023

THE STATE OF TEXAS       §  
COUNTY OF HARRIS       §

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 11 (the "District") met in regular session, open to the public at 5:00 p.m. on the 4th day of January 2023, at the offices of Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Kenneth D. Vasina	President/Investment Officer
Cynthia Ann Cruz	Vice President
Tammy B. Rose	Secretary/Treasurer
Marvin L. Zahradnik	Assistant Secretary/Treasurer
Luther F. Cowling	Assistant Vice President

and all of said persons were present, thus constituting a quorum.

Also present were Robin Goin of Bob Leared Interests, the District's Tax Assessor/Collector; Troy Bordelon, P.E., of A&S Engineers, Inc. ("A&S"), the District's Engineer; Dennis Wright of Water District Management Company, Inc., the District's Operator; Dick Yale, Christopher Hsu, and David Green of Coats Rose, P.C., the District's Attorney; JoAnn Vasina, an interested party; and Leroy Rose, a resident of the District.

Director Vasina called the meeting to order.

**Tax Assessor/Collector's Report**

First, Ms. Goin presented the Tax Assessor/Collector's Report for the Board's consideration. She reported that the District's 2022 tax levy was 33.3% collected as of 31 December 2022. She asked for the Board's approval of five checks written on the District's tax account and two transfers by wire as follows: the transfer of \$131,781.47 in revenues from the District's tax for maintenance and operations to the General Fund and the transfer of \$265,000 to the Debt Service Fund. Ms. Goin then called the Board's attention to the list of Top Delinquent Taxpayers, a copy of which is included in the Tax Assessor/Collector's Report.

After discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) accept the Tax Assessor/Collector's Report; and (2) authorize the

disbursements from the District's Tax Account as listed therein. A copy of the Tax Assessor/Collector's Report is attached hereto as an exhibit to these minutes.

## **Engineer's Report**

Next, Mr. Bordelon presented the Engineer's Report, a copy of which is attached hereto as an exhibit.

Rehabilitation of Sanitary Sewer Lines in Woodgate Subdivision, Sections 1 and 2 (the "Sewer Repairs"). Mr. Bordelon reported on the status of the contract with King Solution Services LLC ("KSS") for the Sewer Repairs. He stated that A&S is waiting on CenterPoint Energy Houston Electric, LLC to provide the easements for the neighboring tract. In the meantime, he continued, KSS is working to close out the other outstanding items on the contract for the Sewer Repairs.

Request for Service / Taco Bell Restaurant. Mr. Bordelon reported on the request for service from the new Taco Bell restaurant located on Veterans Memorial Drive north of Aldine Western Road (the "Restaurant"). He recalled that A&S had issued the no objection letter to Carl P. Blum AA Architect. Mr. Bordelon stated that the developer on the Restaurant project would coordinate with the District's Operator when construction commences.

Arsenic Remediation System at Water Plant No. 2 (the "Arsenic System"). Mr. Bordelon reported that the District's Engineer was continuing the work on the corrosivity study on the District's water (the "Corrosivity Study") as directed by the Texas Commission on Environmental Quality (the "Commission"). He estimated that the Corrosivity Study should be completed by the end of this month.

Revised Emergency Preparedness Plan (the "EPP"). Ms. Abdo reported on the preparation of the revised EPP pursuant to the 28 May 2021 Affected Utility Compliance letter from the Commission. He stated that the Commission had approved the revised EPP as submitted by the District's Engineer. He called the Board's attention to the letter dated 28 November 2022 from the Commission regarding the approval of the revised EPP. A copy of the letter is included with the Engineer's Report. Mr. Bordelon noted that a copy of the revised EPP would need to be placed at each of the District's facilities.

Possible Development of 3.76-acre Tract on Aldine-Western Road (the "Tract"). Mr. Bordelon reported that, pursuant to the request of Director Vasina, he had investigated the possible development in the Tract located along Aldine-Western Road adjacent to the Harris County Emergency Services District No. 17 Fire Station. He confirmed that the Tract was being cleared but added that he was unable to obtain any additional information from the site visit.

After further discussion, upon a motion duly and seconded, the Board voted unanimously to accept the Engineer's Report.

## **Operator's Report**

Mr. Wright presented the Operator's Report, a copy of which is attached hereto as an exhibit to these minutes. He reviewed with the Board the condition of the District's facilities.

Contractor Backcharge. Mr. Wright reported on the backcharge of \$8,8960 that AnSCO & Associates owes to the District (the "Backcharge"). He stated that, to date, AnSCO & Associates had not responded to the three request letters from the District's Operator for payment of the Backcharge.

After further discussion, upon a motion duly made and seconded, the Board voted unanimously to accept the Operator's Report.

## **Security Patrol Report**

Director Zahradnik reviewed with the Board the Security Patrol Report for the month of December 2022 as prepared by the Harris County Sheriff's Office. A copy of the Security Patrol Report is attached hereto as an exhibit to these minutes.

## **Bond Application Report for Proposed Sale of Series 2023 Bonds (the "BAR")**

Mr. Bordelon briefly reported on the status of the BAR. He stated that the District's Engineer would not be able to finalize the BAR and submit same to the Commission until the City of Houston (the "City") determines the final alignment for the portion of the City's surface water line project near the District (the "Alignment"). He noted that the principal amount of the bonds would vary according on the Alignment.

## **Attorney's Report**

Mr. Yale presented the Attorney's Report.

Maple Ridge Place Community Association, Inc. (the "Community Association"). The Board discussed matters relating to the proposed improvements to the stormwater detention pond serving the Maple Ridge Place Subdivision (the "Detention Pond"), including the proposed assumption by the District of responsibility for maintaining the Detention Pond. Mr. Wright informed the Board that he had discussed the status of the Detention Pond with Storm Water Solutions, LLC (called "SWS"), the vendor engaged by the Community Association to maintain the Detention Pond. He stated that, according to SWS, the Community Association would not authorize the improvements to the Detention Pond as recommended by SWS. Mr. Yale recommended that Mr. Wright solicit proposals from SWS for the maintenance of the Detention Pond and the improvements to same.

Eminent Domain Reporting. Mr. Yale reported that on 29 December 2022 the District's Attorney had filed with the Texas Comptroller the annual report for the District

containing certain information relating to the District's eminent domain authority pursuant to Senate Bill 1812 as approved by the 84th Texas Legislature – Regular Session 2015. A copy of the eminent domain filing is attached hereto.

There being no further business to come before the Board, the meeting was adjourned.

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Secretary, Board of Directors

SEAL

Harris County Municipal Utility District No. 11  
Meeting of 4 January 2023  
Attachments

1. Tax Assessor/Collector's Report;
2. Engineer's Report;
3. Operator's Report;
4. Security Patrol Report; and
5. Eminent Domain Report Filing.