

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

October 12, 2023

**THE STATE OF TEXAS** §

**COUNTY OF HARRIS** §

**HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 58** §

The Board of Directors of Harris County Municipal Fresh Water Supply District No. 58 met in regular session, open to the public, at its regular meeting place inside the boundaries of the District on October 12, 2023; whereupon, the roll was called of the members of the Board of Directors, to-wit:

Harry Haupt	President
O.J. Armstrong	First Vice President/Asst. Secretary
Steve Fields	Second Vice President
Ed Cooke	Secretary
Larry Stefaniak	Treasurer

All members of the Board of Directors were present except Director Armstrong.

Also present were Chris Richardson of Strawn & Richardson, P.C.; Josh Maas of M. Marlon Ivy & Associates, Inc.; Brenda McLaughlin of Bob Leared Interests; and Phil Dixon

WHEREUPON, the meeting was called to order by the President and evidence was presented that public notice of the meeting was given in compliance with the law.

1. **CONDUCT 2023 TAX RATE PUBLIC HEARING.** The Board President called to order the Public Hearing on the 2023 Tax Rate at 7:00 p.m.. The Board noted that no taxpayer appeared to take part in the Public Hearing, as published by law. The Board President then closed the Public Hearing at 7:05 p.m..

**2. APPROVE 2023 DEBT AND MAINTENANCE TAX RATES.** The Board considered setting the 2023 Debt Service Tax Rate and the 2023 Maintenance Tax Rate. The Board agreed to set a debt service tax rate of \$0.14 and a maintenance tax rate of \$0.4054, for a total tax rate of \$0.5454. Copies of the Order Setting 2023 Debt Service Tax Rate and the Order Setting 2023 Maintenance Tax Rate are attached as Exhibits “A” and “B”, respectively. Following discussion, it was moved by Director Stefaniak and seconded by Director Fields to set the 2023 Debt Tax Rate at \$0.14, to set the 2023 Maintenance Tax Rate at \$0.4054, for a total rate of \$0.5454, and to approve the related Orders, which motion carried unanimously, 4-0.

**3. APPROVE AMENDMENT TO NOTICE TO SELLERS AND PURCHASERS.** Chris Richardson presented the Amendment to Notice to Sellers and Purchasers, a copy of which is attached as Exhibit “C” and explained the document must be amended and filed in the property records when the tax rate is changed; all Directors present are required to sign the document. Following further discussion, it was moved by Director Stefaniak and seconded by Director Fields that the Amendment to Notice to Sellers and Purchasers be approved, which motion passed unanimously, 4-0.

**4. PUBLIC COMMENTS.** Phil Dixon asked the Board about mineral rights and a well on Crosby ISD’s property. He asked if Harris County FWSD No. 58 owns the mineral rights. Director Stefaniak explained that the District is the trustee of the well, on behalf of Crosby ISD and Huffman ISD. He added that the District receives very little money. Director Haupt stated that the District’s percentage of mineral rights is approximately 17%.

The Board discussed the Golf Course. Director Cooke stated that he and a Committee are talking with a Disc Golf company. The Board discussed the possibility of leasing the Golf course to the Disc Golf company.

5. **MINUTES OF MEETING.** The next item to come before the Board of Directors was the review and approval of the minutes of the meeting of September 14, 2023. Following a discussion, it was moved by Director Stefaniak and seconded by Director Fields that the minutes of the meeting of September 14, 2023 be approved, which carried unanimously, 4-0.

6. **MANAGEMENT AND SECURITY REPORT.** The Board reviewed the Security Report.

7. **OPERATOR'S REPORT.** Josh Maas presented the monthly operations report for the month of September, a copy of which is attached as Exhibit "D". He reported the District has 655 water connections. He noted the Sewage Treatment Plant was compliant with its permit for the month, operating at 14% of capacity. Accountability for the water system was 92.39%.

Following further discussion, it was moved by Director Stefaniak and seconded by Director Fields that the operator's report be approved, which motion carried unanimously, 4-0.

8. **ENGINEER'S REPORT.** Director Haupt reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "E". The engineer is awaiting a completed submittal of the post construction videos from the contractor for the Rehabilitation of the Sanitary Sewer System Phases 1B and 2. The engineer will schedule a final inspection upon completion of the review.

The engineer is awaiting the issuance of the renewed permit for the Wastewater Treatment Plant discharge.

The Board noted the engineer's review of the Phase I Drainage Impact Analysis and Report for the Indian Springs development.

Following further discussion, it was moved by Director Fields and seconded by Director Cooke that the engineer's report be approved, which motion carried unanimously, 4-0.

9. **TAX ASSESSOR’S REPORT AND DELINQUENT TAX REPORT.** Brenda McLaughlin presented the tax report for the month of September 2023, a copy of which is attached as Exhibit “F”. The report reflected the District has collected 97.69% of its 2022 taxes and 98.96% of its 2021 taxes.

Following a discussion, it was moved by Director Stefaniak and seconded by Director Cooke that the report be approved, along with the checks on the tax account, which motion carried unanimously, 4-0.

10. **TREASURER’S REPORT.** Director Stefaniak reviewed the report, a copy of which is attached as Exhibit “G”. The Board reviewed the checks, investments, and financial statements. Director Stefaniak reviewed the profit and loss statement, the balance sheet and the general ledger for the general fund, the debt service fund, and the capital projects fund.

Following further discussion, it was moved by Director Fields and seconded by Director Cooke that the Treasurer’s report, and those checks as listed thereon be approved, which motion passed unanimously, 4-0.

11. **ADJOURNMENT/ OTHER BUSINESS.** There being no further business, a motion was made, seconded, and unanimously carried, that the meeting be adjourned.

*PASSED, ADOPTED and APPROVED* this 9th day of November, 2023.

  
Secretary

