

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

28 January 2025

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 special session, open to the public at 5:00 p.m. on the 28th day of January 2025 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
Barbara K. Burson	Assistant Vice President

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

Also present were JoAnn Vasina, an interested party; Leroy Rose, a resident of the District; Froy Nino and Nicole Zozaya of Texas Groundworks Management, Inc. ("TGM"), the District's stormwater management company; Claudia Redden of Claudia Redden & Associates, L.L.C., the District's Bookkeeper; Dennis Wright and Tyler Marley of Water District Management Company, Inc. ("WDM"), the District's Operator; Troy Bordelon, P.E. and Jared Daly, P.E. of A&S Engineers, Inc. ("A&S"), the District's Engineer; and Gabby Gomez of Coats Rose, P.C. ("Coats Rose"), the District's Attorney. Attending the meeting by videoconference was Cole Konopka of Coats Rose.

Director Vasina called the meeting to order.

### **Approval of Minutes**

First, the Board considered approving the minutes of the meetings of 20 November 2024, 4 December 2024, 18 December 2024, and 8 January 2025. After review, upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of the meetings of 20 November 2024, 4 December 2024, 18 December 2024, and 8 January 2025 as written.

### **Operator's Report**

Next, Mr. Wright reviewed the Operator's Report, a copy of which is attached. He noted that the total water accountability rate for the District's water wells was 92.11% for

the month of December 2024. Mr. Wright also reviewed the Arsenic Analysis Report, a copy of which is attached.

Mr. Wright then discussed the property located outside of the District's boundaries at 2701 Browning Campbell Road that was using the District's sanitary sewer system without authorization. He reported that the property owner was not interested in being annexed into the District and he requested the Board's authorization to send a second letter to the property owner notifying him that he has until 28 March 2025 to disconnect from the District's sanitary sewer system and to repair the damages caused to the District's facilities. A copy of the letter is attached.

Consideration was then given to the termination of water and sewer service to certain delinquent accounts. Mr. Wright advised the Board that the requisite notifications had been given to each customer and that each customer was advised of the date, time, and place of the Board meeting which they could attend to discuss termination of service. The Board noted that there were no customers present to protest the utility billings.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Operator's Report; (2) authorize WDM to send a letter to the property owner of 2701 Browning Campbell Road as discussed above; and (3) authorize WDM to terminate the water and sewer service to those accounts listed on the termination list.

Then Mr. Marley updated the Board on the smart meters in the District. He reported that the wires of three meters were cut by a lawn mower and that those three wires needed to be spliced. He added that two other meter wires were completely removed and needed to be replaced. The Board then authorized WDM to make the necessary repairs and replacements for the damaged smart meters.

### **Storm Water Detention Facilities**

Next, Ms. Zozaya reviewed the Storm Water Detention Facilities Report, a copy of which is attached. She presented the following two proposals (the "Proposals") for the Board's consideration: (1) a proposal to install a chain link fence on Packard Elm Street in the amount of \$8,435.59; and (2) a proposal to reinstall a wood fence on Packard Elm Street in the amount of \$4,152.74. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Proposals presented by TGM. Copies of the Proposals are included in the Storm Water Detention Facilities Report.

### **Engineer's Report**

Mr. Bordelon then reviewed the Engineer's Report, a copy of which is attached. He updated the Board on the status of the annexation of the 29.163-acre tract of land owned by Werner Enterprises, Inc., stating that A&S was working with the District's Attorney on completing the necessary annexation documents to submit to the City of Houston (the "City").

Mr. Bordelon next updated the Board on the status of the Generator Replacement Project. He reviewed a list of the advantages and disadvantages of utilizing a portable generator, a copy of which is included in the Engineer's Report. The Board then requested that Mr. Bordelon research the cost for the purchase of a portable diesel generator capable of supplying power to the District's Wastewater Treatment Plant for discussion at the next meeting.

Then Mr. Bordelon presented a proposal for the replacement of the water line across the drainage ditch between the Sewage Treatment Plant and Woodgate Subdivision - Section Three, a copy of which is included in the Engineer's Report. A discussion then ensued.

Next, Mr. Bordelon updated the Board on the status of the three Priority Projects as detailed in the Engineer's Report. He discussed the Surface Water from the City Project and the proposed waterline easements that the District would need to acquire for the project. Mr. Bordelon recalled that all the tracts were owned by Maple Ridge Place Homeowner's Association ("Maple Ridge HOA"). Director Burson then presented a list of questions submitted by the attorney for Maple Ridge HOA, a copy of which is attached. The Board then authorized Mr. Bordelon to respond to the questions submitted.

Mr. Bordelon then discussed the Water Plant No. 1 Fence Relocation Project and he recommended that this project be included as part of the Water Plant No. 1 Chloramine Conversion Project. He presented a map of the proposed fence relocation, a copy of which is attached. The Board then authorized A&S to include the Water Plant No. 1 Fence Relocation Project as part of the Water Plant No. 1 Chloramine Conversion Project.

Lastly, Mr. Daly updated the Board on the status of the Central Harris County Regional Water Authority's surface water transmission line project as detailed in the Engineer's Report.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report.

### **Bookkeeper's Report**

Next, Ms. Redden reviewed the Bookkeeper's Report and Investment Report, copies of which are attached. She noted that Check No. 6306 to Corporate Catering Concierge, Inc. ("Corporate Catering") would be voided and reissued as Check No. 6336 for a corrected amount of \$473.00. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Bookkeeper's Report and Investment Report; and (2) authorize payment of the District's bills, including Check No. 6336 to Corporate Catering.

### **Old Business**

Director Zahradnik next updated the Board on security matters in the District.


## Attorney's Report

Lastly, Mr. Konopka updated the Board on the status of the Cost Sharing Agreement between the District and Forest Hills Municipal Utility District ("Forest Hills MUD") for the Surface Water from the City Project. He noted that the engineer for Forest Hills MUD was in the process of scheduling a meeting with the District's Engineer to discuss the plans and specifications of the project.

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

(SEAL)



  
Secretary, Board of Directors

**Harris County Municipal Utility District No. 11  
Meeting of 28 January 2025  
Attachments**

1. Operator's Report;
2. Arsenic Analysis Report;
3. Letter from WDM;
4. Storm Water Detention Facilities Report;
5. Engineer's Report;
6. List of Questions from Maple Ridge Place HOA;
7. Map of Proposed Fence Relocation; and
8. Bookkeeper's Report.