

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

6 November 2024

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 6th day of November 2024, 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; Robin Goin of Bob Leared Interests, the District's Tax Assessor/Collector; 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 and David Green 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.

**Series 2024 Bonds**

The Board first discussed the sale of the District's Series 2024 Bonds (the "Bonds"). Mr. Konopka reported that the closing of the sale of the Bonds took place on 6 November 2024. He then explained that the Board is required to amend the District's Information Form whenever any information contained in the Information Form is changed, including the total amount of bonds sold by the District. Mr. Konopka noted that the Amendment to Information Form would be filed with the Texas Commission on Environmental Quality (the "TCEQ") and in the Official Real Property Records of Harris County, Texas. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Amendment No. 60 to Information Form and authorize the filing of same. A copy of the Amendment No. 60 to Information Form is attached.

## **Operator's Report**

Next, Mr. Wright reviewed the Operator's Report and updated the Board on the status of the District's facilities. Then Mr. Marley updated the Board on the status of the installation of smart meters in the District, noting that all meters had been installed with the exception of one meter that needed to be exchanged. He added that the final meter would be installed this week.

Mr. Wright next updated the Board on the status of certain delinquent accounts. The Board then considered deferring the termination of service to customers whose service accounts remain delinquent as of the due date for November and December 2024 in observance of the Thanksgiving and Christmas holidays.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Operator's Report; and (2) defer the termination of service to customers whose service accounts remain delinquent as of the due date for November and December 2024. A copy of the Operator's Report is attached.

## **Report on Storm Water Detention Facilities**

The Board then reviewed the Storm Water Detention Facilities Report as prepared by Texas Groundworks Management, Inc., a copy of which is attached.

## **Tax Assessor/Collector's Report**

Next, Ms. Goin reviewed the Tax Assessor/Collector's Report, a copy of which is attached. She reported that the District's 2024 tax levy was 3.4% collected as of 31 October 2024. The Board then considered approving the checks written on the District's tax account. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report and authorize the disbursements from the District's Tax Account as listed therein.

## **Engineer's Report**

Mr. Bordelon next reviewed the Engineer's Report and stated that he had no new updates on the status of the District's projects at this time.

Then the Board considered approving an Amendment to General Engineering Agreement (the "Amendment") between the District and A&S, a copy of which is attached.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Engineer's Report; and (2) approve the Amendment as presented. A copy of the Engineer's Report is attached.

## **Security Report**

Next, the Board reviewed the Security Report for the month of October 2024 as prepared by the Harris County Sheriff's Office and discussed security matters in the District. A copy of the Security Report is attached.

## **Resolution Establishing Additional Office and Meeting Place**

The Board then considered adopting a Resolution Establishing Additional Office and Meeting Place Outside the Boundaries of the District (the "Resolution"), reflecting the addition of a new meeting place at 2121 S. Persimmon Street, Tomball, Texas 77375. Mr. Konopka stated that notice of the designation of meeting locations outside the boundaries of the District are required to be published in a newspaper of general circulation in the District and that the Resolution must also be filed with the TCEQ. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) adopt the Resolution as presented; and (2) authorize Coats Rose to publish notice of the new meeting location in a newspaper of general circulation in the District and to file the Resolution with the TCEQ. A copy of the Resolution is attached.

## **2025 Operating Budget**

Next, Director Vasina reviewed a draft Operating Budget for the District for the fiscal year ending 31 December 2025, a copy of which is attached. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to adopt the Operating Budget for the District for the fiscal year ending 31 December 2025, as presented.

## **Attorney's Report**

Mr. Konopka then 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 of Houston Project, stating that he was currently working with the attorney for Forest Hills MUD on finalizing the Cost Sharing Agreement.

Then a discussion ensued regarding increasing the District's water rates. After discussion, upon a motion duly made and seconded, the Board voted unanimously to authorize A&S to prepare a proposal to conduct a rate study for the District.

Lastly, Mr. Konopka reported on the status of annexation of the 28.3698-acre tract of land owned by Werner Enterprises, Inc. ("Werner"). He noted that the required annexation documentation would be presented for the Board's approval at the next meeting.

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 6 November 2024  
Attachments

1. Amendment No. 60 to Information Form;
2. Operator's Report;
3. Storm Water Detention Facilities Report;
4. Tax Assessor/Collector's Report;
5. Amendment to General Engineering Agreement;
6. Engineer's Report;
7. Security Report;
8. Resolution Establishing Additional Office and Meeting Place Outside the Boundaries of the District; and
9. 2025 Operating Budget.