

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

5 March 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 regular session, open to the public, on the 5th day of March 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; Nicole Zozaya of Texas Groundworks Management, Inc. ("TGM"), the District's stormwater management company; Robin Goin of Bob Leared Interests, the District's Tax Assessor/Collector; 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 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.

### **Engineer's Report**

First, Mr. Bordelon reviewed the Engineer's Report, a copy of which is attached.

Mr. Bordelon 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 (the "City") Project. Mr. Bordelon stated that A&S had met with the engineers for Forest Hills MUD to discuss the Cost Sharing Agreement and that the Cost Sharing Agreement was now pending final approval by the attorney for Forest Hills MUD. Director Burson also reported that the Maple Ridge Place Homeowner's Association had scheduled a meeting on 24 March 2025 to discuss the proposed waterline easements that the District would need to acquire for this project.

Next, Mr. Bordelon updated the Board on the status of the annexation of the 29.163-acre tract of land owned by Werner Enterprises, Inc. (the "Werner Tract"), stating that A&S was still working with the District's Attorney on compiling the necessary annexation documents to submit to the City.

Mr. Bordelon then updated the Board regarding the Waterline Replacement Project. He presented a cost estimate for replacement of the water line crossing over the drainage ditch in the amount of \$630,000 and a cost estimate for replacement of the water line crossing underneath the drainage ditch in the amount of \$425,000, copies of which are included in the Engineer's Report. The Board then considered the option to solicit bids for both projects. Mr. Bordelon stated that he would prepare a cost estimate for the District to solicit bids for both projects for the Board's consideration at a future meeting.

Then Director Vasina distributed a spreadsheet that lists the engineering design costs for the projects that are being funded using surplus bond funds from the District's Series 2019 Bonds, a copy of which is attached.

Finalizing his report, Mr. Bordelon updated the Board on the status of the following projects: (1) the Water Well No. 3 Project; (2) the Surface Water from the City Project; and (3) the Water Plant No. 1 Chloramine Conversion Project. Regarding the Water Well No. 3 Project, Mr. Bordelon reported that CenterPoint Energy ("CenterPoint") has easements and power lines that run diagonally to the Water Well No. 3 site that would need to be relocated. He noted that the cost to relocate the power lines was \$18,639.00 and the cost to abandon the CenterPoint easements was \$600.00.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Engineer's Report; and (2) authorize A&S to request that the District's Bookkeeper prepare two separate checks to CenterPoint in the amounts of \$18,639.00 and \$600.00 in connection with the Water Well No. 3 Project for the Board's approval at the next meeting.

## **Operator's Report**

Next, Mr. Wright reviewed the Operator's Report and updated the Board on the status of the District's facilities.

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 recalled that the Board had previously authorized WDM to send another letter to the property owner notifying him that he has until 28 March 2025 to disconnect from the District's sanitary sewer system. He then presented a copy of the letter, a copy of which is attached.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Operator's Report. A copy of the Operator's Report is attached.

## **Storm Water Detention Facilities**

Ms. Zozaya then reviewed the Storm Water Detention Facilities Report, 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 90.7% collected as of 28 February 2025. Ms. Goin then requested approval of the checks written on the District's tax account. She also reviewed a report reflecting the 2024 breakdown of taxes by each section of the District, a copy of which is attached. Then Director Vasina distributed a schedule of values for commercial and raw land in the District, a copy of which is attached. 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.

Mr. Konopka then presented a Resolution Concerning Exemption of Residence Homesteads from Taxation (the "Resolution") for the Board's consideration. He noted that the Resolution had been prepared with the same exemptions that had been offered for 2024, that is \$40,000 for persons who are disabled or who are sixty-five years of age or older and no general residential homestead exemption (collectively, the "Exemptions"). After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to grant the following Exemptions for 2025 and to adopt the Resolution as presented: (1) a \$40,000 exemption for individuals who are disabled or sixty-five years of age or older; and (2) no general residential homestead exemption. A copy of the Resolution is attached.

Mr. Konopka then explained that the Board could impose a statutory charge (the "Collection Charge") of 20% on all 2024 taxes, penalties, and interest delinquent on 1 July 2025 for real property (and on 1 April 2025 for personal property), and that said Collection Charge could be used to finance the costs of collection of the delinquent taxes. In order to do so, he continued, the Board must first confirm its agreement (the "Agreement") for delinquent tax attorney services with Perdue, Brandon, Fielder, Collins & Mott, L.L.P. He explained further that under the Agreement, the amount paid by the District to the District's Delinquent Tax Attorney for the collection of delinquent 2024 taxes would be equal to the additional collection charge as approved by the Board on all 2024 taxes, penalties, and interest delinquent on the applicable dates, up to the statutory maximum of 20%, pursuant to Sections 33.07, 33.08, and 33.11 of the Texas Tax Code. After discussion, upon a motion duly made and seconded, the Board voted unanimously to confirm its Agreement with the District's Delinquent Tax Attorney.

Consideration was then given to imposing the Collection Charge as described above. After discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) impose a 20% Collection Charge on all 2024 taxes, penalties, and interest that are due and remain delinquent as of the applicable dates, pursuant to

Sections 33.07, 33.08, and 33.11 of the Texas Tax Code; and (2) authorize the execution of a Certificate of Board Action related to this matter. A copy of the Certificate of Board Action is attached.

### **Security Report**

Next, Director Zahradnik reviewed the Security Report for the month of February 2025 as prepared by the Harris County Sheriff's Office and the Board discussed security matters in the District. A copy of the Security Report is attached.

The Board then discussed the issue regarding unauthorized parking in the District and considered the option to install "No Parking" signs in those areas. Ms. Zozaya then stated that TGM would prepare a proposal to install the "No Parking" signs for the Board's consideration at a future meeting.

Then Director Vasina reported that Mr. Herbert Steptoe of the Woodgate Civic Association had asked if the District could paint address numbers on the street curbs in Woodgate Subdivision. Ms. Zozaya stated that TGM would also prepare a proposal for the Woodgate Civic Association for this request.

### **New Business**

The Board then discussed Mr. Steptoe's previous request for the District to take over the costs of maintaining and operating the streetlights in Woodgate Subdivision. After discussion, upon a motion duly made and seconded, the Board voted unanimously to decline Mr. Steptoe's request and to authorize the District's Attorney to notify Mr. Steptoe of the Board's decision regarding this matter.

### **Attorney's Report**

Lastly, Mr. Konopka stated that once all the necessary annexation documents for the Werner Tract had been received, Coats Rose would submit the documents to the City for further processing.

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

(SEAL)



*Maureen Zahradnik*  
ASST. Secretary, Board of Directors

**Harris County Municipal Utility District No. 11  
Meeting of 5 March 2025  
Attachments**

1. Engineer's Report;
2. Spreadsheet for Engineering Design Costs;
3. Operator's Report;
4. Letter to Property Owner;
5. Storm Water Detention Facilities Report;
6. Tax Assessor/Collector's Report;
7. 2024 Breakdown by Section;
8. Schedule of Values;
9. Resolution Concerning Exemption of Residence Homesteads from Taxation;
10. Certificate of Board Action; and
11. Security Report.