

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

3 April 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 3rd day of April 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 except Directors Cruz and Rose, thus constituting a quorum.

Also present were JoAnn Vasina, an interested party; Michelle Kincer of Storm Water Solutions, LLC ("SWS"); Dennis Wright and Tyler Marley of Water District Management Company, Inc. ("WDM"), the District's Operator; Robin Goin of Bob Leared Interests, the District's Tax Assessor/Collector; Troy Bordelon, P.E. and Jared Daly, P.E. of A&S Engineers, Inc., 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.

### **Operator's Report**

Mr. Wright first reviewed the Operator's Report and updated the Board on the condition of the District's facilities.

Next, Mr. Marley updated the Board on the status of the installation of smart meters in the District. He noted that another 500 resident meters were delivered this week and that WDM was expected to begin installation of the meters on 4 April 2024.

Mr. Wright then discussed the District's request for payment from Ansco & Associates ("Ansco") for an outstanding invoice in the amount of \$2,716.08 for damage caused to District property by Ansco. He stated that he had not received a response

from Ansco as of the date of this meeting and he requested authorization to send the account to collections.

Mr. Wright next reported that, per the Board's authorization, WDM ordered 'No Dumping' signs to be posted in the District. He then recalled that Director Vasina requested that WDM provide a proposal to install a gate near the shopping center on T.C. Jester Boulevard and he stated that he was still working on this request.

Mr. Wright then updated the Board on the status of certain delinquent accounts. He reported regarding the delinquent account that had a remaining balance of over \$4,000, stating that the account holder had recently moved out of the residence and that another tenant was moving into the residence. Mr. Wright then stated that WDM would need to send the delinquent account to collections and open a new account for the new tenant. The Board then requested that WDM research if the new tenant is a renter or an owner of the residence.

Then Mr. Wright discussed the switching of the District's phone lines with AT&T. He noted that instead of sending a modem, AT&T sent cellular phones to WDM. Mr. Wright then requested authorization to switch the District's phone service from AT&T to Verizon Wireless.

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 the Ansco account and the delinquent customer's account to collections; and (3) authorize WDM to switch the District's phone service from AT&T to Verizon Wireless. A copy of the Operator's Report is attached.

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

Next, Ms. Kincer reviewed the Storm Water Management Program Report (the "Management Report") and updated the Board regarding the maintenance of the stormwater detention facilities in the District. A copy of the Management Report is attached.

Ms. Kincer then recalled that she previously presented a proposal to remove debris left over from a fallen tree in the District in the amount of \$9,100.00 and that the Board requested that she also provide a proposal to repair the resident's fence at 13302 Sundale Road. She then presented proposals to remove the fallen tree debris and to repair the resident's fence in the total amount of \$18,485.00, copies of which are attached. Director Vasina then informed Ms. Kincer that the Board had already authorized WDM to perform the work at the 27 March 2024 Board of Directors meeting.

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

Ms. Goin then reviewed the Tax Assessor/Collector's Report, a copy of which is attached. She reported that the District's 2023 tax levy was 92.7% collected as of 31 March 2024. Ms. Goin then requested the Board's approval of six checks written on the District's tax account and two wire transfers. She also 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 review, 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**

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

Mr. Bordelon stated that he had no new updates regarding the condition of the District's water wells.

Mr. Bordelon then presented updated proposals for Water Well No. 3, the Surface Waterline Extension from the City, and the Water Plant No. 1 Chloramine Conversion projects. After discussion, the Board deferred approval of the three proposals.

Mr. Bordelon then stated that he had no new updates on the status of renewal of the District's Waste Discharge Permit or on the status of the Water Supply and Groundwater Reduction Plan Wholesale Agreement between the District and the City of Houston.

Then Mr. Bordelon updated the Board on the status of the outstanding sanitary sewer repairs for Woodgate Subdivision. He reported that Lopez Utilities Contractor, LLC had completed installation of the cementitious liner on the interior surface of the manhole and that the contractor was now working on completing all other outstanding items for construction completion. Director Zahradnik then requested that WDM request an estimate to televise the sanitary sewer prior to the project's warranty expiration date.

Finalizing his report, Mr. Bordelon stated that he had no new updates regarding the proposed annexation of the approximately 28-acre tract of land owned by Werner Enterprises, Inc. ("Werner").

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

## **Security Report**

Next, Director Zahradnik reported that the Harris County Sheriff's Office (the "HCSO") distributed electronic correspondence notifying all contract holders that there would be a 6.6% cost increase for all HCSO patrol contracts for the 2025 Fiscal Year, effective 1 October 2024. A copy of the correspondence from the HCSO is attached.

Director Zahradnik then reported that a representative from the HCSO submitted a document to the HCSO's Graffiti Abatement Department regarding the homeowner that had graffiti on their fence. He then noted that the document would be sent to the homeowner following approval by the Graffiti Abatement Department.

The Board next reviewed the Security Report for the month of March 2024 as prepared by the HCSO and discussed other security matters in the District. A copy of the Security Report is attached.

The Board then discussed the issue regarding garbage dumping in the District and Mr. Wright noted that a statement would be posted to the District's Blackboard webpage on 4 April 2024 regarding no dumping in the District.

A discussion then ensued regarding a request for the District to take over the responsibility of garbage collection in the District. Director Vasina and Director Zahradnik then noted that they were not in favor of the District taking over the responsibility of garbage collection in the District.

### **Renewal of District's Insurance Coverage**

Next, the Board reviewed a renewal Insurance Proposal prepared by Brown & Brown Insurance Services, Inc. The Board then deferred action on this item until all Directors could be present at the meeting.

### **Arbitrage Rebate Calculations Report**

Mr. Konopka next reviewed an Arbitrage Rebate Calculations Report dated 25 March 2024 (the "Report") as prepared by Arbitrage Compliance Specialists, Inc. ("ACS") in connection with the rebate installment computations for the District's \$3,795,000 Series 2019 Unlimited Tax and Revenue Bonds. He then explained that ACS determined that the District did not owe any payments and was not subject to filing requirements regarding arbitrage rebate as of the date of the Report. A copy of the Report is attached.

### **Attorney's Report**

Mr. Konopka then reported that the attorney for Forest Hills Municipal Utility District ("Forest Hills MUD") was currently out of town and he was unable to get a status update regarding the Cost Sharing Agreement between the District and Forest Hills MUD.

Mr. Konopka then recalled that the Board authorized him to draft a Development and Financing Agreement ("DFA") between the District and Werner, as requested by Werner. He noted that the draft DFA was sent to the District's Engineer and Financial Advisor for review. Mr. Konopka also stated that he would present the draft DFA for the Board's review at the 24 April 2024 Board of Directors meeting. He then requested authorization to send the draft DFA to Werner for review prior to the 24 April 2024 Board of Directors meeting. After discussion, upon a motion duly made and seconded, the Board voted unanimously to authorize the District's Attorney to send the draft DFA to Werner.

Lastly, The Board reviewed the District's investment strategies and the strategies for each of the District's accounts, pursuant to the requirements of the Public Funds

Investment Act. Mr. Konopka then presented a Resolution Evidencing Review of Investment Policy and Investment Strategies (the "Resolution"), along with the List of Authorized Brokers included as Exhibit "A" to the Resolution. After review, upon a motion duly made and seconded, the Board voted unanimously to adopt the Resolution, a copy of which is attached.

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

(SEAL)



A handwritten signature in black ink, appearing to read "J. Rose", is written over a horizontal line.

Secretary, Board of Directors

Harris County Municipal Utility District No. 11  
Meeting of 3 April 2024  
Attachments

1. Operator's Report;
2. Storm Water Management Program Report;
3. Proposal from Storm Water Solutions, LLC;
4. Proposal from Storm Water Solutions, LLC;
5. Tax Assessor/Collector's Report;
6. Engineer's Report;
7. Correspondence from the Harris County Sheriff's Office;
8. Security Report;
9. Arbitrage Rebate Calculations Report; and
10. Resolution Evidencing Review of Investment Policy and Investment Strategies.