

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

7 August 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 7th day of August 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 in person except Director Rose, thus constituting a quorum. Director Rose attended the meeting by teleconference. Mr. Yale noted that Director Rose could participate in the discussions but could not vote on matters before the Board at this meeting, pursuant to Section 551.127 of the Texas Government Code.

Also present in person were Barry Hards of Texas Groundworks Management, Inc. ("TGM"); JoAnn Vasina, an interested party; Michelle Kincer of Storm Water Solutions, LLC ("SWS"); 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 Dick Yale and Gabby Gomez of Coats Rose, P.C., the District's Attorney.

Director Vasina called the meeting to order.

### **Public Comments**

First, Mr. Hards introduced himself to the Board and discussed the services offered by TGM. He also stated that TGM would like the opportunity to bid on any future landscaping projects for the District. Mr. Hards then exited the 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. Marley then updated the Board on the status of the installation of smart meters in the District. He reported that 545 meters had been

installed as of the date of this meeting and that there had been a delay in further installations due to the recent hurricane.

Mr. Wright then noted that he had not received a response from the Harris County Flood Control District (the "HCFCD") regarding removal of the security gate that was previously installed by the District. The Board then considered authorizing the District's Attorney to draft a letter to the HCFCD regarding the matter.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Operator's Report; and (2) authorize the District's Attorney to draft a letter to the HCFCD regarding removal of the security gate that was previously installed by the District. 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"), a copy of which is attached. She then reported that there was debris in the District and that SWS could remove the debris at a rate of \$185.00 per hour. After discussion, the Board requested that SWS coordinate with WDM regarding removal of the debris in the District. Director Rose then noted that residents have the option to dispose of their debris at Doss Park at no charge to the residents. She then requested that Mr. Wright include this information on the District's Blackboard webpage.

### **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 96.5% collected as of 31 July 2024. The Board then considered approving the checks written on the District's tax account.

Ms. Goin next presented the Delinquent Tax Report as prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), the District's Delinquent Tax Attorney. She recalled that the Board had previously authorized Perdue to send water termination letters to 52 delinquent tax accounts but noted that Perdue was unable to send the water termination letters due to the recent hurricane. Ms. Goin then stated that the Delinquent Tax Report contained an updated list of delinquent tax accounts, and she requested that the Board authorize Perdue to send water termination letters to the delinquent tax accounts listed in the Delinquent Tax Report, as updated.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Tax Assessor/Collector's Report and authorize the disbursements from the District's Tax Account as listed therein; and (2) authorize Perdue to send water termination letters to the delinquent tax accounts listed in the Delinquent Tax Report, as updated. A copy of the Delinquent Tax Report is attached.

## **Resolution Declaring Development Status of District for the 2024 Tax Year**

Next, Mr. Yale stated that pursuant to Section 49.236 of the Texas Water Code as amended by Senate Bill 2 ("SB 2") adopted by the 86th Texas Legislature (Regular Session – 2019), the District must determine whether it is a "developed district" or a "developing district" with regard to the Truth-In-Taxation requirements promulgated by SB 2. He stated that the District's Engineer had confirmed that the District was a developing district because to date the District has not yet financed, completed, and issued bonds to pay for all land, works improvements, and appliances necessary to serve at least 95% of the projected build-out of the District. Mr. Yale then reviewed a Resolution Declaring Development Status of District for 2024 Tax Year (the "Resolution"). He explained that the Resolution states that the Board has declared the District to be a developing district as defined by Section 49.23602 of the Texas Water Code for the 2024 tax year. After review, upon a motion duly made and seconded, the Board voted unanimously to adopt the Resolution as presented. A copy of the Resolution is attached.

### **Engineer's Report**

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

Mr. Bordelon updated the Board on the status of the District's water wells, noting that A&S was reviewing the current well production tests.

Mr. Bordelon then reported that he had no new updates on the status of the water distribution system or the Surface Water from the City of Houston Project.

Next, Mr. Bordelon updated the Board on the status of annexation of the 28.3698-acre tract of land owned by Werner Enterprises, Inc. ("Werner"). He stated that once the annexation deposit is received from Werner, A&S is prepared to update the District's boundary map.

Mr. Bordelon then reviewed the Project Status Table as detailed in the Engineer's Report.

Finalizing his report, Mr. Bordelon stated that A&S was in the process of obtaining cost estimates and options for an additional generator for the District's Wastewater Treatment Plant. A discussion then ensued.

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

### **Interlocal Agreement for Law Enforcement Services**

The Board next reviewed and considered approving an Interlocal Agreement for Law Enforcement Services between the District and Harris County (the "Interlocal Agreement") for the term 1 October 2024 through 30 September 2025. After review, upon a motion duly made and seconded, the Board voted unanimously to approve the

Interlocal Agreement. A copy of the Interlocal Agreement is maintained in the permanent records of the District.

Director Zahradnik then requested that the District's Attorney coordinate the attendance of Sergeant David Angstadt, Deputy Isaac Lopez, and the second deputy assigned to the District at a future Board of Directors meeting to address various questions from Directors regarding security matters.

### **Security Report**

Next, the Board reviewed the Security Report for the month of July 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.

### **Attorney's Report**

Lastly, Mr. Yale updated the Board on the status of the Cost Sharing Agreement between the District and Forest Hills Municipal Utility District for the Surface Water from the City of Houston 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 7 August 2024  
Attachments**

1. Operator's Report;
2. Storm Water Management Program Report;
3. Tax Assessor/Collector's Report;
4. Delinquent Tax Report;
5. Resolution Declaring Development Status of District for the 2024 Tax Year;
6. Engineer's Report; and
7. Security Report.