

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

4 September 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 4th day of September 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 Director Cruz, thus constituting a quorum.

Also present were JoAnn Vasina, an interested party; Leroy Rose, a resident of the District; Anthea Moran of Masterson Advisors, LLC ("Masterson"), the District's Financial Advisor; 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 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.

### **Proposed 2024 Tax Rate**

First, Ms. Moran presented and reviewed a tax rate analysis for the District for the 2024 tax year, a copy of which is attached. She recommended that the Board consider levying a debt service tax rate of \$0.475 per \$100 of assessed valuation. The Board then considered levying a total tax rate of \$0.695 per \$100 of assessed valuation for the 2024 tax year composed of a maintenance tax rate of \$0.22 per \$100 of assessed valuation and a debt service tax rate of \$0.475 per \$100 of assessed valuation. Ms. Moran also discussed the procedures for adopting the 2024 tax rate. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) set the public hearing date for 2 October 2024 at 5:00 p.m.; and (2) authorize publication of the proposed total tax rate of \$0.695 per \$100 of assessed valuation.

## **Series 2024 Bonds**

Next, the Board discussed matters relating to the proposed sale of the District's Waterworks and Sewer System Combination Unlimited Tax and Revenue Bonds, Series 2024 (the "Bonds"). Ms. Moran reported that the District received an Order from the Texas Commission on Environmental Quality approving the issuance of Bonds in the amount of \$10,800,000. Ms. Moran then submitted to and reviewed with the Board the Draft Preliminary Official Statement (the "Draft POS"), a copy of which is filed in the permanent records of the District. She reviewed with the Board the contents of the Draft POS and explained the schedule of events pertaining to the sale of the Bonds. Ms. Moran then called attention to the Notice of Sale and the bid forms. She noted that the proposed sale had been submitted for a rating and for bond insurance. Ms. Moran then reviewed the Selected Financial Information in detail. She noted that the debt-to-value ratios for the District after the proposed sale of the Bonds were favorable. The numbers demonstrate that the District does not require any growth in assessed valuation to amortize its outstanding bonds and the proposed Bonds, Ms. Moran told the Board.

Ms. Moran then recommended that the District have The Bank of New York Mellon Trust Company, N.A., Dallas, Texas serve as the paying agent/registrars for the Bonds. She then recommended that McCall, Parkhurst & Horton L.L.P. serve as the disclosure counsel for the issue. The Directors agreed to review the bids for the sale of the Bonds at the Board's regular meeting on 2 October 2024. Ms. Moran stated that the closing on the sale of the Bonds would be scheduled for 6 November 2024.

Then Mr. Konopka presented for the Board's review and approval the Resolution Adopting Official Notice of Sale, Preliminary Official Statement, and Bid Form; Authorizing Distribution Thereof; and Authorizing Publication of Notice of Sale (the "Resolution").

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Draft POS, subject to further review by the District's consultants; and (2) adopt the Resolution. A copy of the Resolution 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. Mr. Marley then updated the Board on the status of the installation of smart meters in the District, noting that 855 smart meters had been installed as of the date of this meeting.

Mr. Wright then reported that there were several damaged meter box lids in the District and the Board requested that Mr. Wright add a statement to the District's Blackboard webpage to remind residents to be cautious around meter box lids.

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.

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

The Board then reviewed the Storm Water Management Program Report (the "Management Report") as prepared by Storm Water Solutions, LLC ("SWS"), a copy of which is attached.

Mr. Konopka then noted that the District's Attorney had sent a Notice of Termination to SWS on behalf of the District for termination of the Master Service Agreement between the District and SWS, effective 4 October 2024.

### **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 2023 tax levy was 96.7% collected as of 31 August 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 stated that Perdue had requested that the Board authorize the District's Operator to hang door tags and terminate the accounts on the Delinquent Tax Report that have not responded to the termination letters that were previously issued by WDM.

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 the District's Operator to hang door tags and terminate the accounts on the Delinquent Tax Report that have not responded to the termination letters that were previously issued by WDM. A copy of the Delinquent Tax Report is attached.

### **Engineer's Report**

Mr. Daly next reviewed the Engineer's Report and stated that he had no new updates on any of the District's projects at this time. A copy of the Engineer's Report is attached.

In response to an inquiry from Director Zahradnik, Mr. Bordelon then updated the Board on the status of the Central Harris County Regional Water Authority's surface water transmission line project.

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

## Security Report

Next, the Board reviewed the Security Report for the month of August 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

Mr. Konopka then 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.

Lastly, Mr. Konopka reported on the status of annexation of the 28.3698-acre tract of land owned by Werner Enterprises, Inc.

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 4 September 2024  
Attachments**

1. Tax Rate Analysis;
2. Resolution Adopting Official Notice of Sale, Preliminary Official Statement, and Bid Form; Authorizing Distribution Thereof; and Authorizing Publication of Notice of Sale;
3. Operator's Report;
4. Storm Water Management Program Report;
5. Tax Assessor/Collector's Report;
6. Delinquent Tax Report;
7. Engineer's Report; and
8. Security Report.