

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

28 January 2026

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 28th day of January 2026 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, with Directors Cruz and Burson attending by teleconference, thus constituting a quorum. The Board noted that Directors Cruz and Burson 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 were Leroy Rose, a resident of the District; JoAnn Vasina, an interested party; Claudia Redden of Claudia Redden & Associates, L.L.C., the District's Bookkeeper; Troy Bordelon, P.E., and Jared Daly, P.E. of A&S Engineers, Inc. ("A&S"), the District's Engineer; Dennis Wright and Tyler Marley of Water District Management Company, Inc. ("WDM"), the District's Operator; and David Green of Coats Rose, P.C. ("Coats Rose"), the District's Attorney. Attending by videoconference was Cole Konopka of Coats Rose.

Director Vasina called the meeting to order.

**Approval of Minutes**

The Board first considered approval of the minutes of the meetings of 17 December 2025 and 7 January 2026. After discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of the meetings of 17 December 2025 and 7 January 2026, as written.

## **Operator's Report**

Mr. Marley then presented the Operator's Report, a copy of which is attached. He noted that the total water accountability rate for the District's water wells was 98.4% for the month of December 2025. Mr. Marley also presented the Arsenic Report, a copy of which is attached. He stated that the District's facilities operated without incident during the hard winter freeze that occurred in Harris County earlier this week.

Consideration was then given to the termination of water and sewer service to certain delinquent accounts. Mr. Marley advised the Board that the requisite notifications had been given to each customer and that each customer was advised of the date, time, and place of the Board meeting which they could attend to discuss termination of service. The Board noted that there were no customers present to protest the utility billings.

Mr. Marley noted that WDM was awaiting a response from the District's insurance providers regarding the status of the claims filed for the lift pump and the controller on the arsenic system. He then reported that WDM personnel viewed the debris and refuse that had been dumped in a certain tract of land owned by the District that is located north of Woodsdale Boulevard in between Veterans Memorial Drive and Woodsdale Court (the "Tract"). Mr. Marley remarked that the couch was gone but there were still bags of trash and several tires in the Tract. He stated that the District's Operator could remove the remaining refuse and place it in the waste receptacle at the District's Wastewater Treatment Plant.

A discussion ensued regarding the water service account for V&S Construction (called "V&S"), a contractor for the Central Harris County Regional Water Authority and which was deemed to be responsible for damaging a District sanitary sewer manhole. The Directors agreed that water service to V&S should be terminated unless the arrears on the water service account are paid in full.

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 terminate the water and sewer service to those accounts listed on the termination list; (3) authorize WDM to remove the refuse from the Tract; and (4) authorize WDM to notify V&S that their water service is subject to termination if the arrears on their water service account are not paid within five days.

## **Engineer's Report**

Then Mr. Daly presented the Engineer's Report, a copy of which is attached hereto as an exhibit.

City of Houston Surface Water Project. Mr. Daly reported that A&S had resubmitted the plans for agency review.

Utility Extension Project for Werner Enterprises, Inc. ("Werner"). Mr. Daly reported that A&S was finalizing the draft plan set prior to providing it to Werner for review and comment.

Water Line Replacement under drainage channel serving Section 3 of Woodgate Subdivision. Mr. Daly reported that A&S is pulling the necessary documents for the surveyor's report of ownership to confirm the ownership of the drainage channel being crossed by the District's water line. He explained to the Board that Harris County Flood Control District owns the channel in easement only.

District's Rate Study. Mr. Daly then discussed with the Board matters relating to the Rate Study that was reviewed at the Board's meeting on 7 January 2026. He expressed his view that it was not necessary for the District to amend the rates charged to the District's customers for water service (the "Water Rates") at this time. He recommended that the Board defer amending the Water Rates with respect to the Surface Water Fee and Groundwater Pumpage Fee to be charged to the District by the City of Houston (the "City") to a future date when the City is providing surface water to the District. A discussion ensued regarding the schedule under which the District would receive surface water from the City and when the Water Rates should be amended. Then, upon a motion duly made and seconded, the Board voted unanimously to table discussion regarding the Water Rates until such time as the provision of surface water from the City to the District is imminent.

Sanitary Sewer Repairs along Fault Line. Mr. Daly reported that the A&S Field Survey Crew made multiple attempts to locate and document the existing sanitary sewer manholes and cleanouts that are situated across the fault line. During this project, he told the Board, there were several manholes and one cleanout (the "Manholes and Cleanout") that could not be access because (1) they were located on private residential property; and (2) homeowner access or permission was not available at the time of the survey. He called the Board's attention to the location of the Manholes and Cleanout as detailed in the Engineer's Report. After discussion, the Board directed Mr. Konopka to work with A&S to prepare letters to the property owners demanding access to the Manholes and Cleanout by the Field Survey Crew.

Then Mr. Daly updated the Board on the following projects as detailed in the Engineer's Report: (1) the Water Well No. 3 Project; and (2) the Water Plant No. 1 Chloramine Conversion Project.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to accept the Engineer's Report.

### **Bookkeeper's Report**

Ms. Redden then reviewed the Bookkeeper's Report and Investment Report, copies of which are attached. She reviewed the invoices to the District and the checks prepared in payment thereof. After review, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Bookkeeper's Report and Investment Report; and (2) authorize payment of the District's bills.

## Security Matters

Director Rose gave a brief report regarding a law enforcement action that occurred in her neighborhood during the prior week. She then recommended that Director Zahradnik discuss certain matters with Sergeant S. Daniels of the Harris County Sheriff's Office (the "HCSO"), including incidents involving the discharge of firearms within the boundaries of the District. Mr. Wright stated that WDM would transmit a message to the District's customers through its mass notification system, requesting that they report gunshots to the HCSO.

## Attorney's Report

Mr. Konopka presented the Attorney's Report.

Cyber Security Awareness Training. Mr. Konopka stated that local government officials are required by Section 2054.519 of the Texas Government Code to complete a certified cyber security awareness program on an annual basis. He recommended that the Directors take the certified cyber security awareness training offered by the Texas Municipal League Intergovernmental Risk Pool. He requested that the Directors transmit confirmation of completed training to the District's Attorney at their earliest opportunity. Attached hereto as an exhibit is a copy of a memorandum from the District's Attorney regarding the cyber security awareness training.

Eminent Domain Reporting. Mr. Konopka reported that Coats Rose had filed with the Texas Comptroller the annual report for the District containing certain information relating to the District's eminent domain authority pursuant to Senate Bill 1812 as approved by the 84th Texas Legislature – Regular Session 2015.

Proposed annexation of 10.3739-acre tract of land located at 2301 Frick Road / Urban Logistics Realty ("Urban"). Mr. Konopka remarked that he had last heard from Ron Owen of Urban in November 2025.

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 28 January 2026  
Attachments

1. Operator's Report;
2. Arsenic Report;
3. Engineer's Report;
4. Bookkeeper's Report;
5. Investment Report; and
6. Memorandum / Cyber Security Awareness Training.