

# HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 113

Minutes of Meeting of Board of Directors

April 14, 2026

The Board of Directors ("Board") of Harris County Water Control and Improvement District No. 113 ("District") met on April 14, 2026, at 14707 Dale Hollow Lane, Cypress, Texas, 77429, pursuant to the duly posted notice of said meeting with a quorum of directors present as follows:

Darren Hoyland, President  
Carolyn Maniscalco, Vice President  
David Robicheaux, Secretary  
Scott McCorkle, Assistant Secretary  
Makonen A. Campbell, Director

and the following absent:

None.

Also present were Ms. Michelle Guerrero of Bob Leared Interests; Mr. Scott Shelnett of Municipal Operations & Consulting, Inc.; Mr. Christopher T. Burke of Burke Engineering; and Mr. Douglas McNiel, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board opened the floor for public comment. Hearing none, the Board continued the meeting.

2. The Board considered the minutes of the meeting of March 10, 2026. Upon motion by Director Robicheaux, seconded by Director Campbell, the Board unanimously approved the minutes as presented.

3. Ms. Michelle Guerrero presented the tax assessor-collector's report reflecting the District's 2025 taxes are 93.4% collected. Ms. Guerrero presented four checks for the Board's review and approval, and zero wire transfers were made. After discussion, upon motion by Director McCorkle, seconded by Director Campbell, the Board voted unanimously to approve the tax assessor-collector's report.

4. The delinquent tax report prepared by Perdue, Brandon, Fielder, Collings & Mott L.L.P is reviewed quarterly. The District reviewed the report in March.

5. Mr. Scott Shelnett presented the operator's report which reflected 418 total connections in the District. Collections for the month were at \$30,098.80 with current billings at \$28,994.33. The report showed water accountability at 85.07% during this period. Total water plant pumpage for the prior month was 3,922,000 gallons. The operator noted that the well No. 1 usage was minimal because of the inspection. Well No. 2 usage will similarly be minimal next month due to its upcoming inspection. There were no permit violations reported at the wastewater treatment plant.

The operator recommends placing one delinquent account totaling \$207.35 onto the District's list of uncollectible accounts. The operator noted that five defective meters were replaced in the month of March. After discussion, upon motion by Director Robicheaux, seconded by Director McCorkle, the Board voted unanimously to approve the operator's report as presented and placing the discussed account onto the District's list of uncollectible accounts.

6. Mr. Chris Burke presented the engineer's report. Mr. Burke discussed the plans to repair the valve lines on the water line on and near Telge Road. The engineer is cooperating with the operator on the repairs. The Board confirmed that any customers experiencing a temporary loss of water service will receive sufficient notification. The engineer then informed the Board that he plans to bring bids for the digester coatings to an upcoming meeting. Lastly, the engineer and the Board discussed the Board's membership in the Cypress Creek Flood Control Coalition. The engineer serves as the District's contact to the Coalition and will provide an update on the Coalition's work at an upcoming meeting. After discussion, upon motion by Director McCorkle, seconded by Director Campbell, the Board voted unanimously to approve the engineer's report as presented.

7. The Board then reviewed the bookkeeper's report which reflected the District's operating fund contained \$2,959,741.06 the construction fund contained \$116,888.84, and the bond fund contained \$119,925.25. Upon motion by Director Robicheaux, seconded by Director Campbell, the Board voted unanimously to approve the bookkeeper's report.

8. It was noted that the Board will need to approve the budget for fiscal year ending May 31, 2027 at the District's May meeting. The Directors and the consultants will review the draft budget and discuss questions and edits at the May meeting.

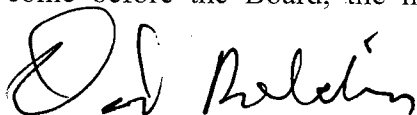
9. Mr. Douglas McNeil gave a brief attorney's report. He updated the Board on compliance with HB 1500 and HB 3512, which require public officials to complete state-approved cyber security and artificial intelligence training. Mr. McNeil's office will send a link to the combined training published by Texas Municipal League to the directors. The training must be completed by August 31, 2026.

10. The consultant contract review was tabled until the May meeting.

11. There was no executive session held.

12. No other matters were discussed.

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

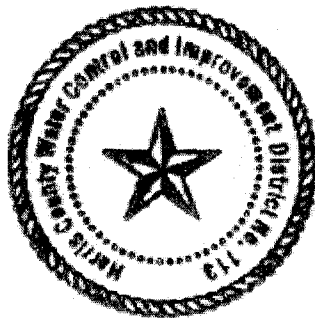
  
Secretary

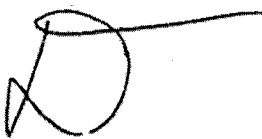
**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 113  
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned District will hold a public meeting at **14707 Dale Hollow Lane, Cypress, Texas**. The meeting will be held at **7:00 p.m. on Tuesday, April 14, 2026**.

The subject of the meeting is to consider and act on the following:

1. Public Comment
2. Minutes of the March 10, 2026 meeting
3. Tax Assessor/Collector's report; status of tax collections; payment of expenses from tax account
4. Delinquent Tax Report
5. Operator's report; status of operation of District facilities; authorize maintenance and repairs, as necessary; customer correspondence; termination of service to delinquent accounts; amend Drought Contingency Plan as needed
6. Engineer's report; review and authorize proposed maintenance and repairs; approve award of construction contracts; approve change orders, pay estimates, and advertisement for bids, as necessary; status of District facilities; Capital Improvement Plan, authorize additional design and construction as appropriate
7. Bookkeeper's report; payment of bills; investment of District Funds
8. Draft Budget for Fiscal Year Ending May 31, 2027
9. Attorney Report
10. Consultant Contract Review
11. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, 551.074 and 551.076
12. Other Matters and pending business: including, Insurance, Annexation of Land; Contract for Electric Power; Audit Report; Application to Texas Commission on Environmental Quality; Continuing Disclosure; Solid Waste Contract; District Publications



  
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Douglas C. McNiel  
Attorney for the District

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 113**  
Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting

**Taxpayer Impact Statement**

Below is a comparison of a property tax bill for a median-valued homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.<sup>1</sup>

Description	Tax Bill (\$)
Property tax bill for a median-valued homestead property in District for current fiscal year	1,556.15
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	1,556.15

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to a balanced budget funded at the no-new-revenue-tax rate as calculated under Chapter 26, Texas Tax Code.

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<sup>1</sup>While the legislation uses the term “median-valued,” such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require its tax assessor-collector to calculate the tax rate using the “average taxable value” of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d), and 49.23603*). Therefore this Taxpayer Impact Statement calculates the property tax bill using such “average taxable value.”

April 14, 2026

Harris County WCID 113  
 Operating Budget  
 FYE 5-31-27

	<u>Proposed 5-31-27</u>	<u>Budget 5-31-26</u>
<b>REVENUES</b>		
Water revenue	\$80,000.00	\$70,000.00
Sewer revenue	\$195,000.00	\$195,000.00
NHC Regional Water Authority fees	\$125,000.00	\$120,000.00
Penalty and interest	\$8,500.00	\$8,500.00
Tap revenue		
Maintenance tax	\$680,000.00	\$670,000.00
Interest income	\$90,000.00	\$100,000.00
Total operating revenues	<u>\$1,178,500.00</u>	<u>\$1,163,500.00</u>
<b>EXPENDITURES</b>		
Director fees	\$15,500.00	\$15,500.00
Operator fees	\$48,000.00	\$65,000.00
Repairs and maintenance	\$225,000.00	\$225,000.00
Office expense	\$22,500.00	\$20,000.00
Security monitoring at plants	\$6,000.00	\$6,000.00
Lab	\$25,000.00	\$25,000.00
Sludge removal	\$14,000.00	\$14,000.00
Utilities	\$80,000.00	\$82,000.00
Legal	\$46,350.00	\$46,350.00
Legal - digital records conversion	\$3,000.00	\$3,000.00
Engineering - general	\$25,000.00	\$25,000.00
Engineering - wwtp permit renewal	\$0.00	\$0.00
Bookkeeping	\$12,000.00	\$11,200.00
Insurance	\$33,000.00	\$27,000.00
Permits	\$3,000.00	\$3,000.00
Audit	\$15,500.00	\$14,500.00
Sewer inspections	\$2,500.00	\$2,500.00
Chemicals	\$18,000.00	\$15,000.00
Miscellaneous	\$5,000.00	\$5,000.00
Payroll taxes	\$1,185.00	\$1,185.00
Garbage collection	\$130,000.00	\$120,000.00
Election	\$0.00	\$20,000.00
NHC Regional Water Authority fees	\$125,000.00	\$120,000.00
Total operating expenditures	<u>\$855,535.00</u>	<u>\$866,235.00</u>
Excess revenues (expenditures) from operations	<u>\$322,965.00</u>	<u>\$297,265.00</u>

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