

MINUTES OF REGULAR MEETING  
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 92

March 2, 2026

STATE OF TEXAS           §

COUNTY OF HARRIS       §

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 92 (the "District") of Harris County, Texas, met in regular session, open to the public, at 2:00 p.m. on March 2, 2026, at the regular meeting place thereof, 1911 Bellchase, Spring, Texas, within the boundaries of the District and the roll was called of the duly constituted officers and members of the Board, to-wit:

Charles R. Hart	-	President
Mark Krause	-	Vice President/Investment Officer
Ronald P. Bennett	-	Secretary
Richard S. Vick	-	Director

All Directors were present, thus constituting a quorum.

Also present were Constable Suazo; Ms. Debra Loggins of L&S Services, Bookkeeper for the District; Mr. Jim Ferguson and Ms. Betty Gilbertson of Water District Management, Operator for the District; Mr. Jose Almader, the District's Foreman; Mr. Mark Adam of Bleyl Engineering, Engineer for the District; and Mr. Michael Bacon, the District's Attorney. Also in attendance were members of the public as listed on the sign-in sheets attached to the minutes.

After that, following a notation that notice of the meeting had been duly posted by the law, a copy of which is attached hereto as an exhibit, the meeting was called to order.

PUBLIC COMMENTS

Barbara Rivera asked about where the money from commercial properties is accounted for. She also said she believed executive sessions were called without proper notices.

Dennis Turskey said he has reported a leak on the street for approximately one month. Jim Ferguson said they are investigating whether excavation is justified, and that they are following due diligence and keeping the public informed.

APPOINT NEW DIRECTOR, ACCEPT STATEMENT AND OATH OF OFFICE OF NEW DIRECTOR

The Board reviewed the Statement of New Director, Richard Vick and his Oath of Office. Upon motion duly made, seconded and unanimously carried, the Board accepted the Statement and Oath of Office of Mr. Vick.

After discussion, upon a motion duly made, seconded and unanimously carried, the Board voted to reconstitute the Board as follows:

Charles R. Hart, President  
Mark Krause, Vice President  
Ronald P. Bennett, Secretary  
Richard Zagrzecki, Assistant Secretary  
Richard Vick, Director

### CONSTABLE'S REPORT

Constable Suazo reviewed criminal activity in the area. No Board action was required.

### APPROVAL OF MINUTES

The minutes of the Board of Directors meetings held February 3, 2026 and February 23, 2026 were presented for review and approval. Upon a motion duly made, seconded and unanimously carried, the Board approved the minutes of the February 3, 2026 and February 23, 2026 meetings as presented.

### BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report, including a list of checks presented for payment, a copy of which is attached as an exhibit. Ms. Loggins noted that the Debt Service Fund balance was adequate to cover the April 1, 2026 debt service payment. She then reviewed the first month of the budget and the Investment Report. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the Bookkeeper's Report and payment of the checks listed therein.

### OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached as an exhibit.

Mr. Ferguson reported that a customer had a large leak which spanned two billing cycles and that the leak did not flow into the sewer. He recommended reducing the customer's bill for the sewer charge to average usage and reducing the water rate to the base rate. Michael Bacon described the context for the recommendation. Mr. Ferguson noted that they will also offer a payment plan to the customer. Upon motion duly made, seconded and unanimously carried, the Board approved the recommended relief.

Mr. Ferguson reported there was 91.7% water accountability for the previous month. He reviewed repairs and maintenance, noting that the Water Plant was put back online on February 27, 2026 and the temporary interconnect was closed. Director Krause asked about issues with the booster pump cavitation at the Water Plant. Mr. Ferguson said they were evaluating the issue with the District's Engineer and discussing it with the contractor. Mr. Ferguson advised they are working with the Engineer regarding possible electrical control upgrades to use all three (3) pumps at the Wastewater Treatment Plant. He then reported that the Lift Pump No. 2

replacement cost is \$50,225 which is less than the repair cost, and that an insurance claim had been made.

#### AMENDMENT TO DISTRICT'S RATE ORDER

There was no action taken regarding amendment to the District's rate order.

#### ENGINEER'S REPORT

Mark Adam presented the Engineer's Report, a copy of which is attached as an exhibit.

Mr. Adam presented for initial review a Findings Summary Report for Sanitary Sewer Smoke Testing Phase I, a copy of which is attached as an exhibit. The Board agreed to discuss this at the April meeting. Mr. Adam is working with the Attorney on the proposed Spring ISD project and interconnect agreement with Harris County Municipal Utility District No. 82. Mr. Adam then presented and reviewed the new NHCRWA proposed rate schedule.

#### GENERAL DISTRICT MANAGEMENT

Director Krause said that the HOA has expressed some interest in contributing to park projects with the District.

Director Hart discussed a bid to replace pay phones at the District's building with outgoing only phones. The cost is \$1,194 per year. After discussion, upon a motion duly made, seconded and unanimously carried, the Board approved replacing the phones.

Upon motion then duly made, seconded and unanimously carried, the Board approved the following as presented:

Bookkeeper's Report;  
Operator's Report; and  
Engineer's Report.

#### ATTORNEY'S REPORT


Michael Bacon presented the Executive Session Agendas. Upon motion duly made, seconded and unanimously carried, the Board approved the Executive Session Agendas.

Mr. Bacon then reviewed (1) new Director training requirements; and (2) status of pending negotiations with Spring ISD.

#### OTHER MATTERS

Rod Rudine introduced himself as a representative of Texas Groundworks Management, a detention, landscaping, recreational facility company and offered his services to the District.

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

  
Secretary, Board of Directors

(SEAL)

