

**MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS
February 3, 2025**

THE STATE OF TEXAS

COUNTY OF HARRIS

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 92

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 92 ("the District") met in regular session at 1911 Bellchase, Spring, Tx., its' regular meeting place inside the boundaries of the District, on February 3, 2025, at 2:00 p.m.; whereupon the roll was called by the members of the Board of Directors. To-wit:

Don H. Roberts	President
Charles R. Hart	Vice President
Ronald Bennett	Secretary
Mark Krause	Investment Officer/Assistant Secretary
Richard Zagrzecki	Treasurer/Assistant Secretary

All members of the Board were present, thus constituting a quorum.

Also present was Mr. Robert Cowart, General Manager of the District; Mr. Jose Almader, Foreman of the District; Ms. Debra Loggins of L & S District Services, LLC, Bookkeeper for the District; Mr. Jim Ferguson, of Water District Management, Operator for the District; Mr. Mark Adam of Bleyl and Associates, Engineer for the District; Ms. Mallory Craig of Coats/Rose, Attorney for the District; Mr. Nicholas Karolys of Coats/Rose; SGT Crowley of Harris County Precinct 4; Captain Flores of Harris County Precinct 4; LT Massey of Harris County Precinct 4; CPL Perez of Harris County Precinct 4; Ms. Chris M. signed Speaker sheet, resident; Mr. Mihai M. signed Speaker sheet, resident; Mr. Victor M. Uribe; and Ms. Sandra Schmidt-Toney, Recording Secretary for the District.

President Roberts called the meeting to order at 2:00 p.m.

President Roberts gave the first warning stating that there will be no interruptions during the meeting. Anyone interrupting will be asked to leave the meeting.

HEAR FROM THE PUBLIC

Ms. Chris M. was called upon to speak first. Ms. M. said that she was unable to find agenda for the January 23, 2025, meeting and wanted to talk about agenda line number 8 on today's agenda. Ms. M. asked about the postings of the election for Board members and the notice of election. Ms. M. did not think the website was clear. Ms. M. also wanted to address line 13, part b of today's agenda, and thinks that part c of agenda line 13 should take priority.

President Roberts called upon Mr. Mihai M., the next person to speak. Mr. M. said that he was submitting four applications for the board. An application for himself, application for Ms. Chris M., application for Ms. Barbara Riveria and an application for Ms. Wanda Wilcox. Ms. Craig said that they need to make sure that they get the whole packet. The additional item is the Code of Fair Conduct Practices. The Campaign Manager, you need to submit and the modified form reporting. All the forms are linked to the website. Mr. M. said the website is not clear.

President Roberts asked Ms. Craig to address the election issues. There is not any information about the election location because the District is going to enter a contract with Harris County to do the election and they establish the election locations. Ms. Craig said that she will be getting more information on the 5th of February, or soon thereafter from Harris County Election.

CONSTABLE REPORT

SGT Crowley presented the Constable Report, a copy of which is attached as Exhibit "A."

GARBAGE REPORT

President Roberts stated that an insert, created by Best Trash, was sent with the monthly statement. Trash Guidelines and Recycling Guidelines, a copy of which is attached as Exhibit "B."

2:13 p.m. This ends the Public Comment time, and the second warning given to the public. Do not interrupt the meeting or you will be asked to leave.

BOOKKEEPER REPORT

Ms. Loggins presented the Bookkeeper Report, a copy of which is attached as Exhibit "C."

APPROVE MINUTES

Upon motion by Director Zagrzecki, seconded by Director Bennett, and the question put to the Board, the Board approved the minutes for the meetings on January 6, 2025, and January 23, 2025.

ADOPT RESOLUTION CONCERNING TAX EXEMPTION FOR 2025

Upon motion by President Roberts, seconded by Director Krause, and the question put to the Board, the Board made a motion to adopt the Resolution setting exemptions of \$10,000.00 for those who are disabled, or 65 years or older and a 1% exemption for General Homestead. All approved.

ADOPT RESOLUTION IMPLEMENTING 20% PENALTY ON 2024 DELINQUENT TAXES AND CONTRACTING WITH ATTORNEYS FOR THE COLLECTION OF DELINQUENT TAXES

Upon motion by Director Hart, seconded by Director Bennett, and the question put to the Board, the Board made a motion to adopt the Resolution Implementing 20% Penalty on 2024 delinquent taxes and contracting with attorneys for collection of delinquent taxes. All approved.

ENTER INTO ELECTION SERVICES AND JOINT ELECTION AGREEMENT WITH HARRIS COUNTY

Upon motion by Director Zagrzecki, seconded by Director Bennett, and the question put to the Board, the Board made a motion to authorize execution of the Election Services and Joint Election Agreement with Harris County and authorize, President Roberts, on the Board to sign the agreement if it comes out before the next Board meeting and the deadline to return the agreement is before the next Board meeting, if the cost is reasonable. All approved.

DISCUSS AND ADOPT RESOLUTION ADOPTING POLICY PREVENTING USE OF PROHIBITED TECHNOLOGY AND COVERED APPLICATIONS

Upon motion by Director Bennett, seconded by Director Zagrzecki, and the question put to the Board, the Board made a motion to adopt Resolution adopting policy preventing use of prohibited technology and covered applications. All approved.

OPERATOR REPORT

Mr. Jim Ferguson presented the Operator Report, a copy of which is attached as Exhibit "D." The December Pumpage is 9,642,000 gallons. Water accountability for the YTD is 90.33% and the month to date is 90.33%. Monthly Bacteriological Sampling: 5 Routine Samples, all passed.

The last water bill sent out included the insert provided by Best Trash. On the bill window there was a message on how to sign up for mass messaging.

Legacy Charter School put up a compound Fence and now that the fence is up, WDM cannot get to the meters to read them or service them. Now we must estimate or meet with someone from the school to go inside to read the meters. Mr. Ferguson met with the school representative 3 weeks ago and let them know that the fence needs to be reconfigured, so the meters are not enclosed by the perimeter fence. They need to maintain the agreement they have with WDM for meter easement access. Mr. Ferguson will contact the school's representative and will then let Ms. Craig know where the school stands, regarding the fence. If necessary, Ms. Craig can contact the school's attorney.

Mr. Ferguson said that some fire hydrants within the district cannot be repaired. When the time comes and they need repairs, they will be replaced because the parts are no longer available.

Mr. Ferguson also discussed the Well Production report. Wells 1 and 2 are declining. The district suffered no damage during the freeze. At the wastewater treatment plant there were no violations on December DMR.

Mr. Ferguson said he is still working on a proposal for the manual transfer switch to get the generator hooked up. Message on the next bill will be a generic message.

RECEIVE RECREATION ADVISORY COMMITTEE REPORT, INCLUDING: DISCUSS PARK BUDGET AND PROJECT PRIORITIES, AND CONSIDER TAKING NECESSARY ACTION RELATED THERETO

Director Hart stated that some drainage is complete, bathrooms at both locations have been completed (water blasted, painted, replaced necessary items, put in a new urinal in the men's bathroom.) Now ready to start on the back tennis courts and fill all the cracks and then paint (weather permitting) the courts and this is the first phase.

ENGINEER REPORT

Mr. Adam presented the Engineer Report, a copy of which is attached as Exhibit "E." Spring ISD is going to build a new High School, near Riley Fuzzel Road and Spring ISD is in the process of submitting an application for service. Upon motion by Director Zagrzecki, seconded by Director Hart, and with the question put to the Board, the Board voted unanimously to approve Mr. Adam to conduct and prepare a Feasibility Study for the new high school, if Spring ISD submits their deposit. Spring ISD may build their own well and wastewater sewer plant.

Mr. Adam had the contracts for the Water Plant booster pump improvements to be presented to the Board for approval and signed by the President and Secretary.

OFFICERS REPORTS

President Roberts discussed the annual Auditor questionnaire which is submitted to the Board members and Consultants. This is the same letter received every year. If there is a Consultant or Board member who knows something that needs to be disclosed, that person will need to contact the Auditor.

GENERAL MANAGER REPORT

Nothing to report.

3:09 p.m. Enter Closed Session**3.24 p.m. Enter Open Session**

Upon motion by President Roberts, seconded by Director Hart, and with the question put to the Board, the Board voted unanimously to authorize Ms. Craig, the attorney, to prepare a letter to the residents and be included with the water bill statements, concerning Roll-Back Election information. All approved.

LINE APPROVALS

Upon motion by President Roberts, seconded by Director Hart, and with the question put to the Board, the Board voted unanimously to approve lines: 1, 2, 3, 4, 10, 12, 13 and 14.

DISMISSAL

Upon a motion by Director Zagrzecki, seconded by Director Bennett, the Board voted unanimously to adjourn the meeting at 3:30 p.m. The next regularly scheduled meeting is March 3, 2025, at 2:00 p.m. at the regular meeting place.


Secretary