

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

September 8, 2025

THE 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 September 8, 2025, 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:

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

All Directors were present except Director Bennett, thus constituting a quorum.

Also, present were Mr. Jose M. Almader, Foreman of the District; Ms. Debra Loggins of L&S Bookkeeper for the District; Mr. Jim Ferguson of Water District Management, Operator for the District; Mr. Ron Costello of Bleyl and Associates, Engineer for the District; and Mr. Michael Bacon, the District's Attorney. Also in attendance were various members of the community, a copy of the sign-in sheet is attached to the minutes.

After that, following a notation that notices of the meeting had been duly posted by the law, copies of which are attached hereto as exhibits, the meeting was called to order.

PUBLIC COMMENTS

Barbara Rivera presented a list of questions. She stated the change to over 65 & disabled exemptions did not appear to be applied. She had further questions about FOIA response. She had questions about constable law changes.

Jim Ferguson had concerns over constable presence in the District.

Director Roberts addressed tax exemptions and stated they should be applied correctly and asked attorney to confirm. Mr. Bacon stated he will confirm.

Mr. Bacon addressed the Open Records Act responses and reviewed how they had been fully responded to, and he had been in contact with the requestors.

Director Roberts stated that the constable report showed the miles patrolled within the District.

CONSIDER 2025 TAX RATE RECOMMENDATION AND AUTHORIZE PUBLICATION OF NOTICE

John Howell presented and reviewed the 2025 Tax Rate recommendation, via telephone, a copy of which is attached hereto as an exhibit. Mr. Howell said the 2024 total tax rate was \$0.2070 per \$100 assessed valuation. He next reviewed the rollback rate rules. He noted that the average homestead value increased 1.7%. Further noting that every penny of tax rate represents \$28,000 in revenue to the District and \$23.00 to the average homestead. Mr. Bacon reviewed the tax rate adoption procedures. Upon motion duly made and seconded, the Board voted unanimously to authorize the Tax Assessor/Collector to publish notice of the tax rate hearing and its intent to levy a 2025 tax rate of \$0.2195 per 100 assessed valuation.

WEBSITE

Director Roberts stated that after reviewing all the website proposals, he recommended accepting Touchstone's proposal. Mr. Bacon reviewed the website's legal considerations and requirements. Upon motion duly made and seconded, the Board voted unanimously to accept the proposal from Touchstone and authorize Director Hart to assist in creating the website. Mr. Bacon will notify other bidders of the District's decision.

CONSTABLE'S REPORT

Sgt. Crowley reviewed criminal activity within the area. Director Hart complimented Constables on performance. Upon motion duly made and seconded, the Board voted unanimously to approve the Constable's Report as presented.

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting held on August 4, 2025, were presented for review and approval. Upon motion duly made and seconded, the Board voted unanimously to approve the minutes as presented.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report, copies of which are attached as an exhibit.

She reviewed the seventh month of the year-to-date budget, disbursements, and the Investment Report. Ms. Loggins noted operating repairs and maintenance were expected to be over budget.

Upon motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report, Investment Report, and payment of checks as presented.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached as an exhibit. He reported the accountability for the previous month was 86.59%.

Mr. Ferguson described the repair plan for main break in District which will require road repair.

The Board noted that the inspection of the sanitary sewer line at 25540 Aldine Westfield showed 4" lines instead of the plan-approved 6" lines. The Developer is requesting a variance. Mr. Bacon recommended it be firmly stated in writing that the owner accepts liability in full as part of any variance approval. Mr. Adam believes the 4" line is acceptable, but a variance is necessary under District's Rate Order. Upon motion duly made and seconded, the Board voted unanimously to approve a variance Letter Agreement, subject to attorney's approval of language, to be countersigned by owner.

The Board asked about the status of the belt press. Mr. Ferguson recommended authorizing a cost analysis with the engineer for replacing or rehabbing the belt press vs. cost of sludge hauling, and that due to age of facility parts may no longer be available for this model of press.

Upon motion duly made and seconded, the Board voted unanimously to approve the Operator's Report as presented and authorize terminations of delinquent accounts.

ENGINEER'S REPORT

Mark Adam presented the Engineer's Report, a copy of which is attached hereto as an exhibit. He stated he is ready to move forward with bids for the Emergency Generator.

Mr. Adam discussed the 5-Year Capital Improvement Plan and the need to move forward with project planning. Upon motion, duly made and seconded, the Board voted unanimously to approve the creation of a 5-Year Capital Improvement Plan Project with Directors Bennett and Krause as Board Advisors, to be completed by December 2025, not to exceed a budget of \$10,000,00 and to specifically include belt press project cost analysis as a priority.

Mr. Adam presented an amended Engineer Service Agreement, a copy of which is attached hereto as an exhibit. Upon motion duly made and seconded, the Board voted unanimously to approve the amended Engineer Service Agreement.

GENERAL DISTRICT MANAGEMENT

Director Roberts stated that after discussions with Robert Cowart, he recommended termination of Advisory Position Contract effective December 31, 2025. Upon motion duly made and seconded, the Board voted unanimously to terminate Advisory Position Contract effective December 31, 2025.

Betty Gilbertson asked if District needed a substitute representative at the next board

meeting. The Board did not think it was necessary.

Director Roberts departed the meeting.

Board discussed scheduling meetings for 5-Year Capital Improvement Plan planning.

Director Hart reviewed District building maintenance items and pool facility need for this year. He noted the fence around the seer plant needs to be repaired. Mr. Bacon stated that it must be done through the operator.

Director Zagrzecki wants handicap access to district buildings to be discussed on the next agenda.

ATTORNEY'S REPORT

Mr. Bacon had nothing further to add.

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


Secretary, Board of Directors

(SEAL)

