

MINUTES OF SPECIAL MEETING
OF THE
BOARD OF DIRECTORS
MEETING
August 19, 2024

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 August 19, 2024, 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; LLC; Mr. David Rowe, 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; Deputy Demetria Price of Harris County Precinct 4; Ms. Chris A. & Mr. Mihai M., resident; Ms. Barbara Rivera, resident and Ms. Sandra Schmidt-Toney, Recording Secretary for the District.

President Roberts called the meeting to order at 2:01 p.m.

HEAR FROM PUBLIC

Ms. Chris A. said she thought that moving the office was an unnecessary expense and other projects need more attention. Ms. A. also wanted to know what was being done to collect the past due taxes owed to the District and expressed her thoughts and concerns on several issues including the funds for easement, Rapid Body Works Project, spending and the Engineer's Report.

President Roberts addressed Ms. A.'s concerns. President Roberts disagreed with what Ms. A. had to say and said he will try to answer some of her questions. The District is not going to hire a General Manager at this time. The Board is looking at splitting the administrative side and the General Manager's side. The District has never said that they are not going to hire a General Manager, and he apologized for the confusion over this matter. Now that Mr. Cowart is retiring, it is better to use the office that is already downstairs, which is more functional for the administrative side. The office downstairs would be more accessible for residents who come by the office. The District would like to install restrooms and make it more appealing for people to use the upstairs meeting room.

When the District began looking at the need to drill a new well, one of the requirements for a well is a sanitary easement. There cannot be any sanitary (sewer) involvement within a certain distance from a new well. President Roberts said that the District plans to build a new well, and the sanitary easement is still necessary. Even though at some point in time the district will use surface water, the District still needs a backup system and that will be the wells. The District still needs a well.

2024 TAX RATE
Deferred

This concludes Hear From Public at 2:15 p.m.

STATUS OF WELL AND PLANNED IMPROVEMENTS TO WATER PLANT NO. 1 IN REGARD TO NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY (NHCRWA)

Mr. Adam said that he has reached out to NHCRWA on several occasions to request a formal response, on whether to start moving forward with the plan of 2028. Mr. Adam and Director Krause attended their meeting. They are moving forward with Project 23. The next project is Project 39 which will bring the water to the District. Mr. Adam is trying to get something from the General Manager that says that they are committed and going to build Project 39.

The District may need to file a Change of Plans to use some of the Bond money and the District would need to decide what to spend the money on. The District must spend the money or allocate it within a certain period. The Operator for the District and Mr. Cowart will need to decide what to do with the money. The Board does not need to decide tonight. Mr. Adam said this is a slow and tedious process and it takes time getting approvals. This is a process.

President Roberts said that the sooner we can get the process started the better because the costs keep going up. Mr. Adam said that the Wells in the District look good, but they are degrading. However, there is no way to tell how long a well will last. Director Kraus has been attending the NHCRWA meetings and said that the timeline for surface water is several years in the future, could be in 2029 or 2039. Mr. Krause is concerned about the two wells degrading.

OFFICERS REPORTS

Director Krause informed the Board about the North Harris County Regional Water Authority Community Engagement Meeting and said that he and Mr. Adam spoke with the Engineers, who were hesitant about committing to a hard date on Project 39. Currently the NHCRWA is behind on their target. Director Krause said the Water Board will need to decide whether to drill or not drill another well. Surface water is years away.

Director Krause said that he is working with our local State Representative, Ms. Valorie Swanson, on a legislative fix for the District, which will be a lengthy process. President Roberts thanked Director Krause for his involvement. Director Krause said he became involved in this because he knows that surface water has more deficiencies than well water and that we will be required to use surface water in the future because of state law.

President Roberts said that Director Hart and Director Zagrzecki have been working on the Recreational, such as the playground. In addition to Mr. Cowart is working on the remodeling of the Recreational Facility for the offices. However, right now the Board is going to focus on getting the offices moved and giving the Board members the opportunity to put together a Budget to submit to the Board.

President Roberts explained that the moving of the offices is not taking money away from the Recreation, it works better for the Board to have the office downstairs. This does not impact what they decide to be replaced on the playground. The Board has already replaced the meri-go-round. The Board is going to put together a Budget and a Plan for next year concerning the Recreation.

CONVENE IN EXECUTIVE SESSION

Began at 2:44 p.m.

RECONVENE IN OPEN SESSION

Executive Session Ended at 3:10 p.m. No Action taken during the Closed Executive Session.

President Roberts said that September 2, 2024, is the date for the next regular meeting, however, that is Labor Day. The Board agreed to change the meeting to August 26, 2024, at 2:00 p.m. The Board may have a Special Meeting to discuss Recreation in September 2024.

Upon a motion by Director Zagrzecki, seconded by Director Bennett, the Board voted unanimously to adjourn the meeting at 3:12 p.m.


Secretary