

REVISED  
MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS  
SPECIAL MEETING  
September 16, 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 September 16, 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; Ms. Mallory Craig of Coats/Rose, Attorney for the District; Deputy Demitria Price of Harris County Precinct 4, Ms. Chris A. & Mr. Mihai M., resident; and Ms. Sandra Schmidt-Toney, Recording Secretary for the District.

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

**HEAR FROM PUBLIC**

Nothing to report. No residents were present when the meeting began.

**DISCUSS 2024 TAX RATE**

President Roberts said that each Director received a packet from Mr. John Howell, District's Financial Advisor, regarding Mr. Howell's 2024 Tax Rate Setting recommendations. Today's meeting is to discuss the Tax Rate and call a hearing and have it on October 7, 2024. Ms. Craig will contact the District's Tax Assessor, and they will publicize the hearing date and time.

President Roberts reviewed Mr. Howell's tax rate recommendations:

- Publish a total tax rate of \$0.2070 (\$0.206662 last year).
- Set a Debt Service tax rate of \$0.0772 (\$0.08 last year).
- Set the O&M tax rate of \$0.1298 (\$0.126662 last year).

The 2024 anticipated Taxable Value is approximately \$385 million.

President Roberts said that the District is going to publish the tax rate at \$0.2070 and set the Hearing for October 7, 2024, at 2:00 p.m. which is the next regular scheduled meeting. Upon a motion by President Roberts, seconded by Director Krause the Board unanimously agreed to call a public hearing on October 7, 2024, at 2:00 p.m. for a Total Tax Rate of \$0.2070.

## **REPORTS FROM OFFICERS**

Director Hart stated that the Recreation Budget for next year should be set at the next meeting and decide what phase they will do first.

President Roberts would like to communicate to the Residents. He would like to get letter number three out in their hands within the first quarter of next year. Below is a list of topics to consider putting in the letter and they are:

- The tax rate and have the consultant write a paragraph on tax rate.
- The tax exemption, for people 65 and older and the disabled, the Board passed this year going from \$3000.00 to \$10,000.00.
- Get Mr. Adam to do a report. Hopefully by that time we should know where we stand on well #4 and what we are going to do and give the residents an update on the well.
- General information, how the District is on track with the Budget. Improvements to the Recreation Facilities.
- The District has not had a water rate increase in 5 to 7 plus years.
- Expenses that we need to look at are above historical averages. The only expense that really jumps out is legal, which exceeds our historical average. The reason for the legal fee increase is not only for legal costs, but for the cost of providing information for requests, as required by the Open Records Act. The District has had a lot of information requests. The District will calculate what these information requests have cost the District, so we can inform the residents and let them know what they are paying for.
- Mr. Cowart is retiring.
- Recreation committee update.
- Thank the residents for their support.
- Directors' election in May 2025.
- Brief history of well #4.

These are some suggested items that might be in the communication letter to the residents. Once the letter is composed, Ms. Craig will approve the letter before it is sent to the residents.

President Roberts addressed Ms. Rivera's letter and which she cautioned the District on the first aid kit. Ms. Rivera said she had done a review of what was inside the first aid kit, and it needed to be taken down and the fact that the District provided water.

Director Zagrzecki asked where the first aid kits are kept. President Roberts said that the first aid kits are in the pool (lifeguard) room. The pool (lifeguard) room is not open to the public. The District's investigation into the first aid kit found that this was an old first aid kit that had been abandoned, and the company had not yet picked it up. The old first aid kit did not contain any controlled substances. The first aid kit has been replaced with a new one. President Roberts said the old first aid kit would have been cleaned out when they remodeled.

Ms. Rivera concern was for the water or maybe some soft drinks. Ms. Rivera did not think the District should be providing water or soft drinks. President Roberts said that many places you go now you will find that they provide water. President Roberts thinks water is just as much a first aid item as a band aid. People need to be able to stay hydrated at the swimming pool. The District will continue to buy and provide water for people, especially since COVID. The drinks and the first aid kit are items which

were in the pool (lifeguard) room that stays locked. The District has always made water available and will continue to do so.

Director Zagrzecki said that some trash in black bags was not picked up over the weekend. He called Mr. Hans Von Meier, of Best Trash, regarding this matter. Mr. Ken Farrar, of Best Trash, is going to call and discuss this issue with Director Zagrzecki.

The District may need to send out new guidelines for trash pickup to the residents. Director Zagrzecki said that Mr. Farrar may go out next week or the week after to follow the trucks and see what the garbage trucks are missing. Best Trash may not be back to normal service since before the hurricane.

**CONVENED INTO EXECUTIVE SESSION at 2:26 p.m.**

**CONVENED INTO REGULAR SESSION at 3:02 p.m.**

**DISMISSAL**

Upon a motion by Director Zagrzecki, seconded by Director Bennett, the Board voted unanimously to adjourn the meeting at 3:03 p.m. The next regularly scheduled meeting is October 7, 2024, at 2:00 p.m. and will take place at the regular meeting place.

  
Secretary