

**MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF HARRIS §

HARRIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 89 §

The Board of Directors of Harris County Water Control & Improvement District No. 89 met in regular session, open to the public, at its meeting place outside the boundaries of the District on February 19, 2019, whereupon, the roll of the members of the Board of Directors was called, to-wit:

Sharyn Smalls	President
Michael Smith	Vice President
Annie Jenkins	Secretary
Arthur Washington	Assistant Secretary
Byron K. Watson, Sr.	Investment Officer

All members of the Board were present, with Director Watson arriving late.

Also present were Chris Richardson of Strawn & Richardson, P.C.; Laney Brown of SiEnviro; Matthew Kelley of AEI.

WHEREUPON, the meeting was called to order by the President, and evidence was presented that public notice of the meeting had been given in compliance with the law.

1. **OPENING PRAYER.** Director Smith led those assembled in prayer.
2. **PUBLIC COMMENTS.** There were no public comments.
3. **SECURITY REPORT.** There was not a law enforcement officer present.

The Board reviewed the security report.

4. **MINUTES.** The Board reviewed the minutes of the February 5, 2019 meeting. A motion was made by Director Smith, and seconded by Director Washington, to approve the minutes with revisions discussed, which motion carried unanimously, 4-0.

Director Watson entered the meeting at this time.

**5. DETENTION FACILITIES REPORT.** President Smalls stated she had contacted Daniel Pereyra regarding a post which is leaning badly near the Morningside Place Pond. She discussed the aerators and stated No. 1 and No. 4 have been replaced with ½ HP motors. Following a discussion, it was motioned by Director Smith and seconded by Director Washington to replace aerator No. 5, which motion passed 4-0-1, with Director Watson abstaining.

**6. DISTRICT FACILITY SECURITY.** Director Washington discussed security issues with the Board, and stated he had discussed the status of security at District facilities with Byron Thurmond. He stated Laney Brown would be looking into providers and prices to address the ants at the Water Plants and Wastewater Plant; the Board noted its desire to avoid using harsh insecticide chemicals near the water supply and the sewer outfall facilities.

**7. OPERATOR'S REPORT.** Laney Brown presented no written report. There were no action items. Director Jenkins stated she has had complaints on Next Door about discolored water, and President Smalls reminded her to have them call the operator and request flushing. The Board discussed the Rate Order charges for commercial users.

**8. ENGINEER'S REPORT.** Matthew Kelley reviewed the engineer's report, a copy of which is attached hereto as Exhibit "A". He discussed the progress on District projects, including the Capital Projects Plan. He discussed NPH Southpoint Phase II Detention Pond; he stated the project is 79% complete. He also discussed the Lift Station for the NPH project, which is on hold pending the receipt of the easements required by the City of Houston. He discussed the Water Well No. 2 negotiations with the TCEQ and stated he would be submitting an Application for Exception for the Sanitary Control Easement. Mr. Kelley discussed the Wastewater Treatment Plant Office and Waterline and stated the project is substantially complete. He noted the letter had been sent to challenge the unpaid taxes on the Wastewater Treatment Plant site as a 20 year old

account. Mr. Kelley discussed the District Building Project and stated the Tender and Substitution agreement will need to be signed by the Board for construction to resume with the new contractor.

Mr. Kelley discussed the Water Plant Evaluations and presented two evaluation for the Ground Storage Tank (GST) and the Hydropneumatic Pressure Tank (HPT) at Water Plant No. 2. He stated the HPT needs rehabilitation of the coating of the interior, including a full metal blast. He asked for authorization to design and solicit bids, and the Board agreed. He noted the project would likely cost less than \$75,000.

Following further discussion, it was moved by Director Washington and seconded by Director Jenkins to approve the engineer's report along with the items presented, which motion carried unanimously, 5-0.

**9. CONSIDER APPROVAL OF TENDER AND SUBSTITUTION AGREEMENT AND SURETY'S CHOICE OF CONTRACTOR.** The Board discussed the status of negotiations with the Surety for the terminated contractor for construction of the District building. Director Smalls stated she had attempted to contact litigator George Gibson. The Board took no action on this item.

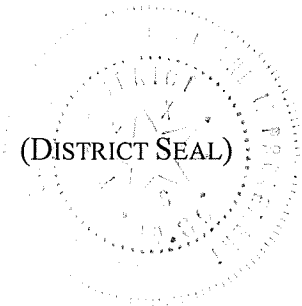
**10. SUPPLEMENTAL BOOKKEEPING REPORT.** The Board considered the supplemental bookkeeping report, attached hereto as Exhibit "B", and the checks for approval. Director Watson noted interest rates are improving.

A motion was made by Director Smith, and seconded by Director Jenkins, to approve the Supplemental Bookkeeping report, along with the items discussed, which motion carried unanimously, 5-0.

**10. ADJOURNMENT/ FUTURE AGENDA ITEMS.** The Board discussed participation in the Harris Galveston Subsidence District's Water Wise Program, to obtain

groundwater credits, and decided to move forward. There being no further business to come before the Board, it was moved and seconded that the meeting be adjourned, which motion carried unanimously.

PASSED, ADOPTED and APPROVED this 4<sup>th</sup> day of March, 2019.



Annie Jenkins  
Secretary