

**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 July 2, 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; Directors Smith and Jenkins arrived late.

Also present were Chris Richardson of Strawn & Richardson, P.C.; Carlos Smith of SiEnviro; Matthew Kelley of AEI; Cory Burton of Municipal Accounts & Consulting; Travis Benes of Environmental Allies; Ray Arce of Wheeler & Associates; Dnae Turner and Christie Leighton of Best Trash; Byron Thurmond of BGT; also Paige Smith, President of Brunswick Lakes HOA and AK Babers, resident.

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 Jenkins led those assembled in prayer.
- 2. PUBLIC COMMENTS.** AK Babers addressed the Board and asked questions about the functionality of the website. He asked if the Constables' reports could show trend information; he stated he would like to track progress. He asked for an update on the District building.

3. **MINUTES.** The Board reviewed the minutes of the June 18, 2019 meeting. A motion was made by Director Washington, and seconded by Director Jenkins, to approve the minutes with revisions discussed, which motion carried unanimously, 5-0.

4. **DETENTION FACILITIES REPORT.** Travis Benes presented the pond maintenance report, and reviewed the pictures of the detention ponds with the Board. President Smalls discussed a dead duck that the workers cut around. Mr. Benes stated the protocol is to leave dead animals where they are. Director Smith asked for a picture to be taken and sent to the Directors, with the location. President Smalls asked who might be able to pick them up; she suggested Harris County Animal Control could be notified. Director Watson suggested the use of a trash bag and a shovel, without engaging a third party as an initial response/remedy; Director Smith noted any person getting sick might create liability. The Directors discussed other methods for picking up dead animals; President Smalls asked Director Smith to research which entity is the one to be properly notified.

5. **TRASH SERVICES REPORT.** Christie Leighton and Dane Turner of Best Trash addressed the Board. Director Smith described an issue at his residence, when Mr. Turner dropped off a cart but did not call back and the workers were rude. He stated that after the materials were cut and bundled, it took four days for it to be picked up. He described an issue in Brunswick Place when there was carpet laying out for pickup and was not picked up. President Smalls noted the guidelines for trash to be picked up are on the website. Director Washington asked if the trash is picked up the next day when there is an issue with improperly bundled or placed items; Ms. Leighton stated it is sometimes the next pickup day before the items can be picked up.

6. **SECURITY FOR DISTRICT FACILITIES.** Byron Thurmond addressed the Board and said there had been lightning damage on the optical leaders. He stated a camera had been replaced at Water Plant No. 1. He noted a Harris County contractor had damaged cameras

at Water Plant #1 when they were constructing the “soundwall”, to which the cameras were attached. President Smalls asked for a cost for the replacement of the camera. He stated internet services at all facilities had been reset.

7. TAX ASSESSOR’S REPORT. Ray Arce presented the tax assessor’s report, a copy of which is attached as Exhibit “A”. He reported the District has collected 98.64% of its 2018 taxes, and 99.24% of its 2017 taxes. He reviewed the checks on the tax account for the Board’s approval.

Following further discussion, it was moved by Director Smith and seconded by Director Washington to approve the tax assessor’s report, which motion carried unanimously, 5-0.

8. BOOKKEEPER’S REPORT. Cory Burton presented the bookkeeper’s report, which is attached hereto as Exhibit “B”. He presented the checks for approval. He reviewed the capital projects fund breakdown, the FDIC insurance and pledged securities, the budget comparison and the debt service requirements. He reviewed conference attendance and expenses presented by the directors.

Following further discussion it was moved by Director Smith and seconded by Director Washington to approve the bookkeeper’s report and the checks and items as presented, which motion carried unanimously, 5-0.

9. OPERATOR’S REPORT. Carlos Smith presented the operations report, a copy of which is attached as Exhibit “C”. He reported there were 2,807 connections, with no permit excursions at the Wastewater Treatment Plant, which was 55.1% utilized. Mr. Brown also discussed the water accountability at 82.57%. He reviewed the delinquent list, accounts to be sent to collections, and the preventative maintenance schedule with the Board. He noted Alsay had pulled and repaired the pump at Water Well No. 1. He presented estimates for (1) painting of the piping, either by enamel (\$14,500) or by epoxy (\$19,500), and (2) for pressure washing of the

generator enclosure, at \$2,800. Director Smith discussed the rust on the lines at Water Plant #1 and asked to have those issues addressed before water intrudes and damage is done. The Board took no action on the estimates.

Following further discussion, it was moved by Director Smith and seconded by Director Jenkins to approve the operations report with the items presented, which motion carried unanimously, 5-0.

10. RATE ORDER. The Board took no action on the Rate Order. Director Jenkins reviewed the list of charges for deposits, supplied by Operator Laney Brown. She read through the various charges, as they stand currently, and recommended changes. President Smalls recommended charging commercial accounts at 4 times the residential rate, based on the analysis done by the committee. She noted the current Rate Order charges commercial accounts at 2.25 times the residential rate. The Board discussed amending the Rate Order at the upcoming meeting.

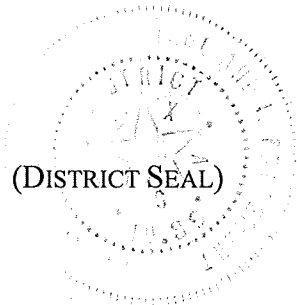
11. ENGINEER'S REPORT. Matthew Kelley reviewed the engineer's report, a copy of which is attached hereto as Exhibit "D". He discussed the progress on District projects, including the Capital Projects Plan. Mr. Kelley discussed NPH Southpoint Phase II Detention Pond. He also discussed the Lift Station for the NPH project, and stated the contractor is coordinating with CenterPoint. He discussed the waterline and office at the Wastewater Treatment Plant and stated the contractor is working to correct the deficient items. Mr. Kelley discussed Water Well No. 2 and the TCEQ Approval; TCEQ has accepted the packet for review. Mr. Kelley discussed Water Plant No. 2 and the HPT tank rehabilitation; he presented the Certificate of Completion, the Certificate of Acceptance and Pay Estimate No. 1 and Final in the amount of \$14,500, all of which the Board approved. He discussed the Water Well No. 1 Rehabilitation and stated the contractor is taking samples for bacteriological testing, after which the well will be back in service.

Mr. Kelley discussed the District Building; he stated he is working on the pre-bid package and plans to advertise for bids to complete the building in July. He stated the site should be mowed before the bidding begins; President Smalls stated the Board would seek bids for mowing.

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

12. ADJOURNMENT/ FUTURE AGENDA ITEMS. 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 16th day of July, 2019.



Annie Jenkins
Secretary