

**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 October 15, 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 except Director Smith.

Also present were Stephanie Nagel, Legal Assistant of Strawn & Richardson, P.C.; Laney Brown and Carlos Smith of SiEnviro; Ed Shackelford of AEI Engineering; Matthew Kelley of MK Engineering & Consulting; and Byron Thurmond of BGT.

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 Watson led those assembled in prayer.
- 2. PUBLIC COMMENTS.** Laney Brown presented documents to the Board that stated the insurance claim filed for the resident that fell into the meter box was denied. After reviewing the documentation, Director Smalls informed Mr. Brown the District's insurance company is looking for SiEnviro to make a claim against its insurance not the District's. Mr. Brown stated he would turn over the documents to SiEnviro's insurance department.

3. **SECURITY REPORT.** The Board tabled this item at this time.

4. **DETENTION FACILITIES REPORT.** There was no written report from Environmental Allies. Director Smalls asked if the electrical boxes have been repaired. Laney Brown stated the repairs have been completed.

5. **DISTRICT FACILITY SECURITY.** Director Washington informed the Board that Byron Thurmond update the spec's for the security equipment for the District Building.

6. **OPERATOR'S REPORT.** Laney Brown presented no written report. He informed the Board that an employee of Magna-flow hit the gate at the Sewer Treatment Plant with one of their trucks, and they are working with the operator to replace it at their expense. Director Smalls discussed the email the Board received from AK Babers regarding the sanitary sewer manhole sidewalk damages he feels the District needs to repair. Upon further discussion, the Board determined that the sidewalk damages are due to settlement around the manholes, not actual damages from the manhole. Therefor the repairs are not the District's responsibility because all HOA's are responsible for their own sidewalks.

7. **AEI ENGINEER'S REPORT.** Ed Shackelford presented the engineer's report for AEI, attached hereto as Exhibit "A". Mr. Shackelford discussed the Capital Projects Plan, and the NPH Southpoint Phase II Detention Pond. Mr. Shackelford discussed the Wastewater Treatment Plant Office and Potable Waterline and presented a Certificate of Completion and Certificate of Acceptance for signature. He stated the TCEQ has issued temporary approval to place Water Well No. 2 into service.

Mr. Shackelford discussed the District Building project. He stated the project will advertise for bid on October 16th and October 23rd, and a pre-bid meeting will be held on October 30th at 2:00 p.m. He stated he has received the Texas Engineering and Mapping "as-built" survey for the site. He recommends the existing storm sewer system be removed and replaced with new pipe and

inlet boxes. Mr. Shackleford informed the Board that the Harris County Engineering Department ruled that the Fellows Road turn lane improvements are not needed and those improvements have been removed from the plans. He also informed the Board that he and the Building Committee have inspected the cabinets, and chosen new counter tops, due to the prior selection being unavailable. Mr. Shackleford stated the Building Committee agreed to pay 75% of the outstanding invoice to show good faith to Houston Cabinets. He also informed the Board the Building Committee met with TRW Houston to discuss the partition in the Multipurpose Room, and they recommended a structural engineer to review the PDG design to ensure the trusses will support the single panel partition chosen. The payment terms are that 25% of the proposal cost of \$28,261 and the engineering cost of \$1,750 are needed to start the project, the Board agreed. Mr. Shackleford informed the Board that two renderings have been prepared and emailed to the Board, and the Building Committee is currently reviewing them. He also indicated that based on the discussion at the last Building Committee meeting, the Building Committee engaged Michael Murr of Murr Incorporated to do the landscape plan and irrigation design. These improvements are estimated to be less than \$75,000, and the District will save money by not having the general contractor oversee this work. Mr. Shackleford stated AEI has received the survey work for the floodplain mitigation, and requests authorization to design the floodplain mitigation which moves the detention pond from the front of the building to the Morningside Place 2 detention pond.

Mr. Shackleford next discussed the Water Well No. 1 Rehab project. He informed the Board that Alsay has dosed the well three times with 5,000 gallons of super chlorinated water. Director Watson asked about the District splitting the cost with Alsay. Mr. Shackleford stated he has not heard from Alsay regarding splitting the cost. Mr. Shackleford updated the Board on Building 6 of the NPH Southpoint Development. He stated he received a request from the developer's consultant to extend the current Capacity Letter. The Board requested the developer

attend the November 5th Board meeting to present the status of the development and discuss the request for an updated capacity letter. Mr. Shackleford next informed the Board he has received a request to review plans for a Popeye's restaurant to be located in the District and has also received a check for \$2,500 for the plan review fee. The Board instructed Mr. Shackleford to not start the plan review until the client attends a Board meeting to present information as to what type of development is proposed, the location and some specifics regarding the development.

Following discussion, it was moved by Director Washington and seconded by Director Watson to approve the Engineer's Report, along with items discussed, which motion passed 4-0.

**8. MK ENGINEER'S REPORT.** Matthew Kelly presented the engineer's report for MK, attached hereto as Exhibit "B". He informed the Board that HCFCD has stated the Storm Sewer Improvements project in Morningside Place is in the queue for approval by management, and the project manager believes engineering design will begin in Spring of 2020. Mr. Kelly stated he is moving forward with the request to the TCEQ for release of escrowed funds in connection with the 8.5 acre section of the Brunswick Lakes Detention Pond. Director Smalls expressed her concern that the entire pond needs to have proper title. Mr. Kelley also discussed water plant evaluations. He stated that the TCEQ recommends the exterior of potable water storage tanks be evaluated annually and the interiors evaluated every five years, and if authorized MK Engineering would perform the evaluations in November. The Board took no action at this time.

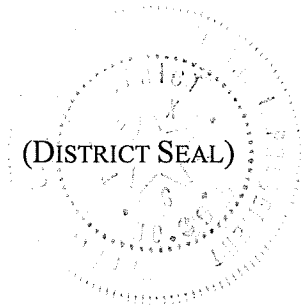
**9. SUPPLEMENTAL BOOKKEEPING REPORT.** The Board considered the supplemental bookkeeping report, attached hereto as Exhibit "C", and the checks for approval.

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

10. **MINUTES.** The Board considered the minutes for the meetings of September 17, 2019, September 20, 2019 and October 1, 2019. Following a discussion, it was moved by Director Watson and seconded by Director Washington to approve the minutes with revisions discussed, which motion passed 4-0.

11. **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 5<sup>th</sup> day of November, 2019.



Annie Jenkins  
Secretary