

**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 March 3, 2020, 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, attorney, Stephanie Nagel, legal assistant of Strawn & Richardson, P.C.; Laney Brown of SiEnviro; Ed Shackelford of AEI; Matthew Kelley of MK Engineering; Cory Burton and Derek Davenport of Municipal Accounts & Consulting; Sara Valladeres and Libby Harris of Environmental Allies; Byron Thurmond of BGT; Ray Arce of Wheeler & Associates.

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 Washington led those assembled in prayer.
2. **PUBLIC COMMENTS.** There were no public comments.
3. **DETENTION FACILITIES REPORT.** Sara Valladeres reviewed the pictures of the ponds with the Board.
4. **TRASH SERVICES REPORT.** No trash collection representative was present.

**5. SECURITY AT DISTRICT FACILITIES.** Byron Thurmond noted CenterPoint had replaced the poles they owned at Water Plant #1, and the Board discussed various security features at District facilities.

**6. 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 99.60% of its 2019 taxes, and 99.38% of its 2018 taxes. Following discussion, it was moved by Director Smith and seconded by Director Washington to approve the tax assessor's report, which motion carried unanimously, 4-0.

**7. BOOKKEEPER'S REPORT/ APPROVE BUDGET FYE 3/31/2021.** 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. The Board discussed and approved the draft budget for FYE 3/31/2021, with certain revisions discussed.

Following further discussion, it was moved by Director Washington and seconded by Director Smith to approve the bookkeeper's report and the checks and items as presented, along with the draft budget for FYE 3/31/2021, which motion carried unanimously, 4-0.

Director Watson entered the meeting at this time.

**8. OPERATOR'S REPORT.** Laney Brown presented the operations report, a copy of which is attached as Exhibit "C". He reported there were 2,809 connections, with no permit excursions at the Wastewater Treatment Plant, which was 50.1% utilized. Mr. Brown also discussed the water accountability at 83.62%. He reviewed the delinquent list, accounts to be sent to collections, and the preventative maintenance schedule with the Board. President Smalls asked the operator to check on use of the Water Wise Program Groundwater Credits.

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

**9. AEI ENGINEER'S REPORT.** Ed Shackelford presented the engineer's report for AEI, a copy of which is attached hereto as Exhibit "D".

Mr. Shackelford discussed the progress on District projects, including the Capital Projects Plan; he noted the recoating project had been added. Mr. Shackelford discussed NPH Phase I and the capacity commitment request; he noted he was holding the commitment letter pending plan review. He noted the plan review for NPH Phase II is in process.

Mr. Shackelford discussed the Popeye's Restaurant and the request for Plan Approval and a Capacity Commitment. He presented the letter to the owner of the retail center, which will include a reference to the fines due from Popeye's, for President Smalls' signature.

Mr. Shackelford discussed the request from ARIA for service; he stated the \$10,000 deposit for the feasibility study had been received, and the study is proceeding.

Mr. Shackelford discussed the possible development of a 10 acre tract near Fellows Rd. by New Quest Properties and stated there had been no change. He discussed the possible development of out-of-District property near Cullen at Dagg and stated another party may be interested in developing the property. He described yet another out-of-District property near Scott St. and Fuqua, of 10 acres; the developers are considering 60 homes and were invited to the meeting.

Mr. Shackelford discussed the District Building; he presented Pay Estimate #2 for Frost Construction in the amount of \$158,680.35; the Board approved payment. He discussed the Monument Sign and recommended award of the contract to LED Partners in the amount of \$25,680; the Board approved.

Mr. Shackelford discussed the Plant Coating Assessment and stated the estimates had been added to the Capital Improvements Plan. He noted the plans are to pressure wash and coat Water Plants 1 & 2, and the Wastewater Treatment Plant, and the fencing.

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

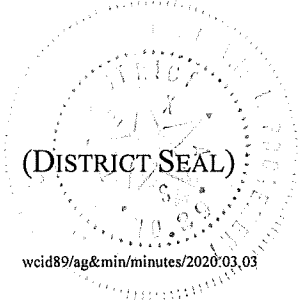
**10. MK ENGINEER'S REPORT.** Matthew Kelley was not present, following the recent birth of Kaden Kelley.

**11. DEVELOPER'S REPORT.** There were no developers present.

**12. MINUTES.** The Board tabled review of the minutes.

**13. 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 17<sup>th</sup> day of March, 2020.



Annie Jenkins  
Secretary