

HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 61

Minutes of Meeting of Board of Directors

August 11, 2021

The Board of Directors (“Board”) of Harris County Fresh Water Supply District No. 61 (“District”) met on Wednesday, August 11, 2021 in accordance with the duly posted notice of the meeting, with a quorum of Directors present, as follows:

Darrell A. Barroso, President
Lary J. Cangelose, Vice President
Mike Kelley, Secretary
Jon Morgan, Assistant Secretary
Ben A. Solis, Treasurer

and the following were absent:

None.

Also present were Mr. Jerry Homan, general manager for the District; Mr. Brian Breeding, assistant general manager for the District; Ms. Pam Magee, office manager for the District; Mr. Bill Rosenbaum, engineer for the District; and Ms. Jennifer B. Seipel, attorney for the District. Also present was Mr. Mark Bramlett.

The President called the meeting to order and declared it open for such business as might regularly come before it.

1. There were no customer input or inquiries for the Board’s consideration.

2. The Board considered the minutes for the meeting held on July 28, 2021.

Upon motion made by Director Solis, seconded by Director Cangelose, and unanimously carried, the Board approved the minutes as presented.

3. Mr. Rosenbaum then presented the engineer’s report, a copy of which is attached hereto. He reported that the District has possession of all the easements needed to begin the relocation of its water and sanitary sewer lines at the intersection of N. Eldridge Parkway and F.M. 1960 W. Mr. Homan noted that the District has a call with the Texas Department of Transportation (“TxDOT”) on Friday to discuss the draft of a reimbursement agreement whereby TxDOT will reimburse the District for its costs associated with the relocation of its lines.

After discussion, upon motion made by Director Kelley, seconded by Director Solis, and unanimously carried, the Board approved the engineer’s report as presented.

4. The Board considered a request for a utility commitment from a developer of a multifamily residential complex at Huffmeister Road and Birdcall Lane. Mr. Bramlett with Alliance Residential presented a conceptual design for the apartment complex, which he described as modern Texas farmhouse. Mr. Bramlett confirmed that the apartment complex will be three stories tall and consist of 240 units. He estimated that it would have a taxable value of

\$30,000,000 to \$35,000,000 and was not government-subsidized housing. The engineer noted that the tract is located within the boundaries of the District, and the District has the requisite water and sanitary sewer capacity to serve the development. Upon motion made by Director Kelley, seconded by Director Solis, and unanimously carried, the Board approved issuance of the commitment letter. Mr. Bramlett thanked the Board for their time and left the meeting.

5. The Board considered payment of the general fund bills. After review, upon motion made by Director Morgan, seconded by Director Cangelose, and unanimously carried, the Board approved payment of the general fund bills as presented.

6. The Board then considered a Resolution Revoking Authorization for the General Manager and Assistant General Manager to Sign Disbursements. Ms. Seipel noted that, at the beginning of the COVID-19 pandemic, the District adopted a resolution authorizing Mr. Homan and Mr. Breeding to sign certain District checks pursuant to the authority set forth in Section 49.151 of the Texas Water Code. The resolution before the Board would revoke that authorization effective immediately. Upon motion made by Director Morgan, seconded by Director Cangelose, and unanimously approved, the Board approved the resolution as presented.

7. Ms. Magee, Mr. Homan, and Mr. Breeding presented the management report. Mr. Breeding noted that the District continues to look for candidates to fill open job positions at the District. Mr. Homan and the Board engaged in a thorough discussion regarding the challenges of hiring new employees at the District's current wage rates, with the Board agreeing with such sentiment. After discussion, the Board requested Mr. Homan to bring to an upcoming meeting an analysis related to potential wage increases for District employees.

Mr. Breeding noted that the District received a check in the amount of \$46,320.00 from its insurer for the damage to water well no. 2 across from the Hastings Green water plant, which was struck by lightning on July 12, 2021. He noted that this was only partial payment on the District's claim, and additional compensation will be sought once the project is complete.

Mr. Breeding noted that the District's audio/visual system in the conference room is experiencing problems, and District staff is working to resolve the problem.

Lastly, Mr. Homan provided an update to the Board on the District's COVID protocols, which remain in place and are continuing to work well.

After discussion, upon motion made by Director Solis, seconded by Director Morgan, and unanimously carried, the Board approved the management report as presented.

8. The Board then discussed the latest meeting of the North Harris County Regional Water Authority (the "Authority"), noting that the Authority did not have printed copies of its reports at the meeting. The Board also discussed the online magazine issued by the Authority, which contains relevant information on boil water notices, among other things.

9. There was no update on the Water Users Coalition.

10. The Board considered items for the next Board meeting.

There being no further business to come before the Board, the meeting was adjourned.

Secretary

Short Term Action Items

1. Normal Business

Long Term Action Items

1. 222 Rate Analysis for Wastewater Usage
2. Trunk Line Repair - Complete; Discussion of Costs with MUD 222 and MUD 248