

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 36
MINUTES OF MEETING OF BOARD OF DIRECTORS
JULY 8, 2025

The Board of Directors (the "Board" or "Directors") of Harris County Water Control and Improvement District No. 36 (the "District") met in regular session at 4:00 P.M. at 903 Hollywood, Houston, Texas 77015 on **Tuesday, July 8, 2025**, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code. The roll was called of the members of the Board, to-wit:

Gerardo Parra	President
Ronald S. Holder	Vice President
Maria E. Koukoulakis	Secretary
Eddie Cantu	Assistant Secretary
Tammy Eason	Director

All members of the Board were present, thus constituting a quorum. Also attending were Regina Duncan ("General Manager"); Gricelda Medrano ("Bookkeeper"); Dennis Corley ("Field Operations Manager" and "North Channel Water Authority"); Gabriella Crain ("Executive Assistant"); Chantal Robinson ("District Employee"); Brenda McLaughlin of Bob Leared Interests via zoom ("Tax Assessor/Collector"); Jennifer Shakra of A&S Engineers, Inc. ("District's Engineer"); Kaury McConahay of S.E.A.L. Security Solutions, LLC ("S.E.A.L."); Will Petrov, attorney of Johnson Petrov LLP ("District's Attorney").

1. Public Comment. The President first opened the meeting to public comment concerning the business of the District. There being no public comment, the President directed the Board to proceed with the agenda.

2. Minutes. The Board next, considered approval of the regular meeting minutes of June 24, 2025, a copy of which was distributed to the Board.

Upon motion by Director Holder, seconded by Director Cantu, after full discussion and with all Directors present voting aye, the Board approved such minutes as presented.

3. Tax Assessor-Collector Report. The Board considered the Tax Assessor-Collector Report, prepared by Bob Leared Interests, a copy of which is attached as Exhibit "A." Ms. McLaughlin presented and reviewed the Tax Assessor Collector Report with the Board, reporting 93.1% of the 2024 taxes have been collected as of June 30, 2025.

4. Delinquent Tax Report. The Board then considered the Delinquent Tax Report, prepared by Perdue, Brandon, Fielder, Collins & Mott L.L.P., a copy of which is attached as Exhibit "B."

Upon motion by Director Koukoulakis, seconded by Director Eason, after full discussion and with all directors present voting aye, the Board approved waiving the additional P&I beyond March for unpaid taxes assessed for 14621 Hershe Street.

Upon motion by Director Cantu, seconded by Director Koukoulakis, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor-Collectors Report and the Delinquent Tax Report.

5. S.E.A.L. Security. Officer McConahay presented the S.E.A.L. Patrol Report, a copy of which is attached hereto as Exhibit "C." Officer McConahay reviewed the recent activities in the District and responded to questions from the Board.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the S.E.A.L. Patrol Report.

6. Bookkeeper's Report. The Board then reviewed the current invoices for payment.

Upon motion by Director Holder, seconded by Director Cantu, after full discussion and with all Directors present voting aye, the Board approved payment of the invoices presented.

7. Engineer's Report. The Board then considered the Engineer's Report, prepared by A&S Engineers, Inc., a copy of which is attached hereto as Exhibit "D." Ms. Shakra reviewed the written report and updated the Board on the current engineering activities and construction updates in the District.

Ms. Shakra presented Pay Application No. 3 from McDonald Municipal & Industrial (MM&I) in the amount of \$31,500.00 for the Facility SCADA Improvements. A&S has reviewed and recommends payment.

Upon motion by Director Koukoulakis, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved Pay Application No. 3 from McDonald Municipal & Industrial (MM&I) in the amount of \$31,500.00 for the Facility SCADA Improvements.

Upon motion by Director Holder, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report.

8. General Manager's Report. The Board then considered the General Manager's Report, a copy of which is attached as Exhibit "E."

a. Ms. Duncan updated the Board regarding the District's current operations and ongoing projects, including roof quotes. She reviewed the written report and responded to questions from the Board.

b. Consideration and possible action to amend the District's Rate Order regarding pipe material requirements. Discussion ensued.

Upon motion by Director Holder, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved amending Section 2.04, Connections by District Operator of the Rate Order to disallow Lead and Copper materials, effective July 8, 2025.

c. Consideration and possible action regarding quote for installation of electrical wire for the gate opener at Hollywood WP. Ms. Duncan presented and reviewed a quote from Monoline Builder in the amount of \$8,750.00 for the installation of a new electrical wire to the gate opener at the Hollywood Water Plant.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the quote from Monoline Builder in the amount of \$8,750.00 for the installation of a new electrical wire for the gate opener at the Hollywood Water Plant.

d. Consideration and possible action concerning purchase of property for Barbara Mae Lift Station. Discussion ensued. The Board authorized the general manager to negotiate an offer on the purchase of the property for the Barbara Mae Lift Station.

Upon motion by Director Cantu, seconded by Director Holder, after full discussion and with all Directors present voting aye, the Board authorized the general manager to negotiate an offer on the purchase of the property for the Barbara Mae Lift Station.

e. Consideration and possible action regarding Redmond property. Ms. Duncan reviewed with the Board the estimated tax calculations for the real estate transaction for the Redmond Property. Discussion ensued.

Upon motion by Director Eason, seconded by Director Holder, after full discussion and with all Directors present voting aye, the Board agreed to amend the real estate purchase contract for the Redmond Property to include the District paying half of the estimated tax calculation.

f. Consideration and possible action to amend the District's Rate Order regarding the security deposit. Ms. Duncan requested an amendment to Section 4.01, Security Deposits, to clarify that if a commercial and/or multi-unit account is cut off, the security deposit may be recalculated based on average consumption at the time. Additionally, if there is any difference in the required deposit amount, it will be collected prior to reconnection.

Upon motion by Director Holder, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved amending Section 4.01, Security Deposits, of the Rate Order to clarify that if a commercial and/or multi-unit account is cut off, the security deposit may be recalculated based on average consumption at the time. Additionally, if there is any difference in the required deposit amount, it will be collected prior to reconnection, effective July 8, 2025.

8. New Business/Annual Agenda:

a. Amended and Restated District Information. This item was tabled.

9. Executive Session.

The Board then entered into an Executive Session, pursuant to Section 551.072 of the Texas Government Code regarding Deliberation Regarding Real Property, was called as of 5:40

p.m. Everyone departed the meeting with the exception of the Board, Ms. Duncan Ms. Shakra and Mr. Joseph William Petrov.

As of 6:32 p.m., the President declared the Executive Session was ended and the public session resumed.

10. Receive other presentations, reports or updates from Board members, consultants, or employees. None.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,
the meeting was adjourned at 6:32 p.m.

PASSED and APPROVED this 24th day of June, 2025.


Secretary, Board of Directors

EXHIBITS:

- A - Tax Assessor-Collector Report
- B - S.E.A.L. Security
- C - Engineer's Report
- D - General Manager's Report

