

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 36
MINUTES OF MEETING OF BOARD OF DIRECTORS
AUGUST 12, 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, August 12, 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"); Brenda McLaughlin of Bob Leared Interests via zoom ("Tax Assessor/Collector"); Ronald Anderson of A&S Engineers, Inc. ("District's Engineer"); Kaury McConahay of S.E.A.L. Security Solutions, LLC ("S.E.A.L."); Dane Turner of Best Trash LLC ("Best Trash"); and 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 July 22, 2025 and the special workshop minutes of July 29, 2025, copies of which were 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 the regular meeting minutes of July 22, 2025 and the special workshop minutes of July 29, 2025, 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 94.017% of the 2024 taxes have been collected as of July 31, 2025.

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

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

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

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

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

6. 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 "C." Mr. Anderson reviewed the written report and updated the Board on the current engineering activities and construction updates in the District.

- a. Mr. Anderson requested the Board's authorization for A&S to publicly advertise bids for the Bandera Lift Station Replacement.

- b. Next, Mr. Anderson updated the Board regarding the Haden Road FM Extension and requested the Board approve and issue a Notice of Award pending receipt of funds advancement from the Developer.

- c. Mr. Anderson presented Pay Application No. 4 from McDonald Municipal & Industrial (MM&I) in the amount of \$211,022.10 for the Facility SCADA Improvements. A&S has reviewed and recommends payment.

Upon motion by Director Cantu, seconded by Director Holder, after full discussion and with all Directors present voting aye, the Board 1) Authorized A&S to publicly advertise bids for the Bandera Lift Station Replacement; 2) Authorized A&S to issue a Notice of Award pending receipt of funds advancement from the Developer for the Haden Road FM Extension; 3) Approved Pay Application No. 4 from McDonald Municipal & Industrial (MM&I) in the amount of \$211,022.10 for the Facility SCADA Improvements; and 4) approved the Engineer's Report.

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

- 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.

Ms. Duncan discussed with the Board a service request for 14013 Bandera. Ms. Duncan requested A&S to review the County records regarding culverts along Bandera.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board authorized District staff to activate service at 14013 Bandera, subject to conditions set by the Bandera Sewer Tap Committee, which consists of Directors Parra and Holder.

- b. Consideration and possible action regarding Best Trash Proposal for Heavy Trash and CPI increase. Discussion ensued. No action was taken at this time.

c. Consideration and possible action regarding water and sewer rate increase.

The Board discussed possible action regarding water and sewer rates. Ms. Duncan presented a letter from the City of Houston (the "City") dated March 26, 2025 regarding a water and sewer rate adjustment of scheduled for April 1, 2025. The City has increased the water and sewer rates by 3.7% effective April 1, 2025. A copy of the rate schedule for the City is attached to the General Manager's Report.

Discussion ensued to increase the water and sewer rates by 3.7%, effective starting with the September billing cycle.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all the Directors present voting aye the Board approved to increase the water and sewer rates by 3.7%, effective starting with the September billing cycle.

d. Consideration and possible action regarding the purchase of Push Camera. Ms. Duncan presented a quote from Kinloch Equipment & Supply, Inc. for a Rausch MC 50 Push Camera System for inspecting sewer, water, and drain systems, in the amount of \$13,900.00 and a second quote from Reliance Truck & Equipment for Sewer Cameras in the amount of \$15,605. Discussion ensued.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all the Directors present voting aye the Board approved the quote from Kinloch Equipment & Supply, Inc. for the Rausch MC 50 Push Camera System for inspecting sewer, water, and drain systems, in the amount of \$13,900.00.

e. Consideration and possible action concerning the Barbara Mae Property. Discussion ensued. No action was taken at this time.

f. Consideration and possible action regarding the purchase of software for Incode-Content Manager.

Ms. Duncan presented and reviewed with the Board a quote from Tyler Technologies for Content Manager Core software in the amount totaling \$6,823 (a one-time fee of \$4,090 and an annual fee of \$2,733).

Upon motion by Director Koukoulakis, seconded by Director Holder, after full discussion and with all Directors present voting aye, the Board approved the quote from Tyler Technologies for Content Manager Core software in the amount totaling \$6,823.

g. Consideration and possible action regarding lockbox service through Stellar Bank.

Discussion ensued. No action was taken at this time.

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

8. New Business/Annual Agenda:

a. Consideration and Possible Action regarding an Interlocal Agreement for Law Enforcement Services with Harris County Sheriff's Office. A copy of which is attached to the General Manager's Report.

Ms. Duncan presented and reviewed the annual renewal Interlocal Agreement for Law Enforcement Services with Harris County Sheriff's Office working Monday through Friday from 8:00 a.m. to 5:00 p.m.

9. Executive Session.

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

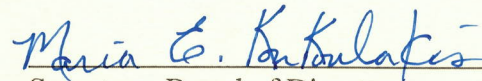
11. Election Agenda.

12.a. Adopt Order Calling Bond Election. Mr. Petrov presented and reviewed with the Board an Order Calling Bond Election, a copy of which is attached hereto as Exhibit "F."

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the Order Calling Bond Election.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,
the meeting was adjourned at 7:33 p.m.

PASSED and APPROVED this 26th day of August, 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
- E - Order Calling Bond Election

