

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 36
MINUTES OF MEETING OF BOARD OF DIRECTORS
SEPTEMBER 10, 2024**

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, September 10, 2024**, 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, with the exception of Director Cantu, thus constituting a quorum. Also attending were Regina Duncan ("General Manager"); Gricelda Medrano ("Bookkeeper"); Dennis Corley ("Field Operations Manager") Gabriella Crain and Chantal Robinson (Employees of the District); Brenda McLaughlin of Bob Leared Interests ("Tax Assessor/Collector"); Jennifer Shakra of A&S Engineers, Inc. ("District's Engineer"); Erica Rocha (via zoom) and Officer Kaury McConahay of S.E.A.L. Security Solutions, LLC ("S.E.A.L."); Chris Lane of SAMCO Capital Markets ("Financial Advisor") (via zoom) Luz Lopez of Harris County Precinct 2. and Will Petrov and Daniel David, attorneys 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 Board President proceeded with the agenda.

2. Minutes. Next, consideration was then given to the approval of the regular meeting minutes of August 27, 2024, copies of which were distributed to the Board.

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

3. Tax Assessor-Collector Report. The Board then 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 93.7% of the 2023 taxes have been collected as of August 31, 2024.

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

4. Delinquent Tax Report. None at this time.

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

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

6. Financial Advisor's Report, a copy of which is attached as Exhibit "C."

a. The Board reviewed a Resolution Determining District's status for Tax Rate Calculation Purposes, a copy of which is attached hereto as Exhibit "C-1."

The Board reviewed definitions for the three (3) categories that a district can be characterized with the Board: i) being a Low Tax Rate District, as defined by Texas Water Code, Section 49.23601, as a district with a maintenance and operating tax under 2.5%, and would be allowed an annual tax increase not to exceed eight (8%) percent except by a mandatory election; ii) being a Developed District, as defined by Texas Water Code Section 49.23602, as a district that has 95% of its infrastructure built out, constructed and paid for, and would be allowed an annual tax increase not to exceed 3.5%, except by a mandatory election or iii) a "Developing District," as defined by Texas Water Code, Section 49.23603, in which an annual tax increase that does exceed 8%, is subject to an election only if you receive a petition from the required number of residents under the Water Code.

Upon motion by Director Koukoulakis, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board adopted the Resolution to Characterize the District's status as a Developed District.

b. Next, Ms. Land reviewed the Proposed 2024 Tax Rate and recommendation, and requested the Board's authorization to publish the effective tax rate calculation, and establish public hearing date.

Ms. Lane presented and reviewed SAMCO Capital Markets proposed tax rate recommendation of \$0.2358 per \$100 of assessed valuation for debt service only. Ms. Lane discussed setting the public hearing for the proposed tax rate publication.

Upon motion by Director Holder, seconded by Director Koukoulakis, after full discussion and with all Directors present voting aye, the Board authorized publication of the proposed tax rate at \$0.23883 per \$100 of assessed valuation for debt service only and set the public hearing for Tuesday, October 8, 2024.

7. 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.

8. 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 in the District.

The Board appointed a committee, which included Ms. Duncan, and Directors Parra and Holder, to discuss violation notice regarding easements for Haden Road lift station.

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

9. General Manager's Report. The Board then considered the General Managers 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 an update on the Redmond Property. Ms. Duncan reviewed the written report and responded to questions from the Board.

b. Discussion and consideration regarding agreement with Air Alliance Houston ("Agreement"), a copy of which is attached to the General Manager's Report. Ms. Duncan reviewed the proposed agreement with the Board. It was noted that a liability waiver is required and Ms. Duncan will pursue negotiations on behalf the District.

Upon motion by Director Koukoulakis, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved continued negotiations with Air Alliance Houston.

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.

10. New Business.

TML Insurance Renewal Proposal. Ms. Duncan reviewed the TML insurance renewal quote for the policy period of 10/1/2024 thru 09/30/2025. A copy of which is attached to the General Manager's Report.

Upon motion by Director Holder, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board accepted the TML Insurance renewal proposal for the policy period of 10/1/2024 thru 09/30/2025.

11. Old Business.

Update regarding Houston Garden Center. Discussed under Engineer's Report (above).

12. Executive Session. None.

13. Receive other presentations, reports or updates from Board members, consultants, or employees.

Ms. Lopez updated the Board on activities and events within the District.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,
the meeting was adjourned.

PASSED and APPROVED this 24th day of September , 2024.


Secretary, Board of Directors

EXHIBITS:

- A - Tax Assessor-Collector Report
- B - S.E.A.L. Security Report
- C - Financial Advisor's Report
- C-1 - Resolution Determining District's status for Tax Rate Calculation Purposes
- D - Engineer's Report
- E - General Manager's Report