

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 109**

**NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular public meeting at **5302 Old Lodge Drive, Houston, Harris County, Texas 77066**, said address being a meeting place of the District.

**The meeting will be held on Monday, February 9, 2026, at 7:00 P.M.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Approval of minutes of the Board of Directors meeting held on January 12, 2026;
3. Detention and Drainage Report;
4. Delinquent Tax Report, including discussion of legal action taken by the District's delinquent tax collections attorney;
5. Approval of amended Rate Order;
6. Operator's Report, including:
  - a) Appeals of the District charges;
  - b) Authorize the repair and maintenance of District facilities;;
  - c) Status of repair and maintenance of District facilities, including:
    - i) Repair of sanitary sewer line located at 4720 N. Cashel Circle;
    - ii) Replace Lift Pump No. 2 at Lift Station No. 4;
    - iii) Replace two butterfly valves at Water Plant No. 2; and
    - iv) Replace breaker for Blower No. 4 at the Wastewater Treatment Plant ("WWTP");
  - d) Status of UCMR-5 testing and the results of same, if applicable;
  - e) Status of TCEQ Notice of Enforcement; and
  - f) Authorize operator to provide required information in connection with the annual Consumer Confidence Report to districts that received water from the District during the previous calendar year and prepare a draft Consumer Confidence Report for review by Board of Directors;
7. Engineering Report, and the taking of any action necessary in connection therewith, including:
  - a) Authorizing the design, advertisement for bids or award of contract for the construction of facilities within the District, and approving of related storm water plans, including:
    - i) Water Plant Nos. 2-3 Motor Control Center Improvements;

- b) Status of construction of facilities to serve land within the District including the approval of any change orders, and authorize acceptance of Texas Ethics Commission Form 1295 ("TEC Form 1295");
    - i) Sanitary Sewer Improvements in Cashel Forest subdivision (Wright Solutions, LLC); and
    - ii) Lift Station No. 2 Expansion (Pioneer Construction Services, LLC);
  - c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295, including:
    - i) Temporary Construction Easements for N. Cashel Circle tracts;
  - d) Status of WWTP Re-Rating Application with Texas Commission on Environmental Quality ("TCEQ");
  - e) Issuance of utility commitments; and
  - f) Participation by Bammel Utility District in WWTP and related costs;
8. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
  9. Adoption of Resolution Concerning Developed District Status for 2026 Tax Year;
  10. 2026 Bond Election;
  11. Status of Bond Application Report for the District's \$19,350,000 Unlimited Tax Bonds, Series 2026;
  12. Requests for utility commitments and/or annexation, including:
    - a) Status of annexation and development of an approximate 5.3-acre office warehouse project at 13000 Bammel N. Houston, including:
      - i) Approval of Petition for Consent to Include Additional Land in the District and approval of Petition for Addition of Certain Land to the District;
    - b) Status of development by RMSphere Asset Management, Inc. of:
      - ii) an approximate 2.4818-acre mosque located at 13303 Bammel N. Houston; and
      - iii) an approximate 3.3719-acre apartment complex located at 13359 Bammel N. Houston;
  13. Status of activities of the F.M. 1960 Green Medians Joint Powers Board;
  14. Review and approval of proposals relative to the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2027;

15. Attorney's Report, including:
  - a) Discussion regarding meeting with representatives of Harris County Municipal Utility District No. 48;
16. Discussion regarding Director's Election to be held May 2, 2026;
17. Supplemental Agenda regarding calling Bond Election;
18. Closed Session for consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege pursuant to Section 551.071, Texas Government Code, as amended, and/or to discuss acquisition of interests in real property pursuant to Section 551.072, Texas Government Code, as amended;
19. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
20. Consideration of matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Kendall Dicke  
Kendall Dicke  
Attorneys for the District

***Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.***