

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

### Minutes of Meeting of Board of Directors

April 13, 2026

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 109 (the "District") met at 5302 Old Lodge Drive, Houston, Harris County, Texas, on April 13, 2026, in accordance with the duly posted notice for such public meeting, and the roll was called of the duly constituted officers and members of said Board as follows:

Allen Schreiber, President  
W. Kemp Culbreth III, Vice President  
William Lakin, Jr., Secretary  
Michael Lyons, Assistant Secretary  
Juan Salinas, Assistant Secretary

all of whom were present, thus constituting a quorum.

Also attending the meeting were: Bradley Jenkins and Michael Kniseley of Quiddity Engineering, LLC ("Quiddity"); Johnson Ashcraft and Taylor Wintersteen of Inframark, LLC ("Inframark"); Garrett McCray of Storm Water Solutions, LP ("SWS"); Spencer Day and Greg Lentz of Masterson Advisors LLC ("Masterson"); and Kendall Dicke of Schwartz, Page & Harding, L.L.P. ("SPH").

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

#### **PUBLIC COMMENTS**

The Board deferred action regarding comments from the public after noting that no members of the public were present.

#### **APPROVAL OF MINUTES**

The Board considered approval of the minutes of its meetings held on February 9, 2026, and March 9, 2026. The Board concurred to revise the minutes of the March 9, 2026, and update the dates listed for the April Board of Directors meeting and the April Open House for the bond election. Upon discussion, Director Lakin moved that the minutes of the February 9, 2026, meeting be approved as written, and the minutes of the March 9, 2026, meeting be approved, as revised. Director Culbreth seconded said motion, which unanimously carried.

#### **HARRIS COUNTY PUBLIC HEALTH ("HCPH") WASTEWATER-BASED EPIDEMIOLOGY PROGRAM**

Mr. Dicke inquired if the Board was interested in participating in HCPH's Wastewater-

Based Epidemiology Program. Upon discussion, Director Culbreth moved that (i) the District authorize Inframark to provide HCPH with the relevant data, and (ii) SPH be authorized to coordinate the preparation of an agreement between the District and HCPH for consideration by the Board. Director Lakin seconded said motion, which unanimously carried.

**DETENTION AND DRAINAGE REPORT**

Mr. McCray presented to and reviewed with the Board a Detention and Drainage Report dated April 2026, a copy of which is attached hereto as Exhibit A. Mr. McCray reported that the debris was removed from the Lodge Creek Drainage Channel. Mr. McCray further reported that the fence at Hurst Park was damaged again. A discussion ensued regarding the installation of a gate on the south side of Hurst Park to deter improper access to Hurst Park. Upon discussion, Director Culbreth moved that SWS be authorized to install a gate on the south side of Hurst Park, upon review and approval of a proposal for same. Director Lakin seconded said motion, which unanimously carried.

**DELINQUENT TAX REPORT**

Mr. Dicke presented to and reviewed with the Board the Delinquent Tax Report ("Report") dated April 8, 2026, prepared by Ted A. Cox, P.C., a copy of which is attached hereto as Exhibit B. Upon review, the Board concurred that no action was required.

**RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES**

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Dicke advised that the Board is authorized pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 12, 2026. After further discussion, it was moved by Director Culbreth, seconded by Director Lyons, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as Exhibit C, be adopted by the District, and that Cox be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits, as necessary.

**OPERATOR'S REPORT**

Mr. Ashcraft presented to and reviewed with the Board a written operations and maintenance report dated March 9, 2026, a copy of which is attached hereto as Exhibit D. Mr.

Ashcraft reported to the Board on the status of various projects.

After discussion, it was moved by Director Lakin, seconded by Director Lyons, and unanimously carried that the operations and maintenance report and all action items listed therein be approved, as recommended by the District's Operator, including: (i) tree removal and fence repair in the amount of \$3,800 at the Wastewater Treatment Plant ("WWTP"); (ii) the check valve repairs of Lift Pump No. 2 and Lift Pump No. 3 in the amount of \$14,257 per valve; (iii) repair of ½ ton monorail equipment for the belt press at the Wastewater Treatment Plant ("WWTP") by Bay Area / General Crane Service, Inc. in the amount of \$12,896.56; (iv) authorization for termination of water service to those certain delinquent accounts; and (v) approval of the customer leak adjustment request to be billed at a lower tier in accordance with average 12-month usage.

A discussion ensued regarding the proposed Agreed Order from the TCEQ for violation issues that occurred at the District's WWTP facility, a copy of which is attached hereto as Exhibit E. Mr. Jenkins reported that Quiddity prepared a response to the TCEQ requesting a Supplemental Environmental Project in lieu of an administrative penalty, and Mr. Ashcraft advised that Inframark has submitted some to the TCEQ.

### **ENGINEERING REPORT**

Mr. Jenkins presented to and reviewed with the Board a written Engineering Report dated March 5, 2026, relative to the status of projects within the District, a copy of which is attached hereto as Exhibit F. Upon discussion regarding the Engineering Report, it was moved by Director Lakin, seconded by Director Culbreth and unanimously carried that the Engineering Report and all action items listed therein be approved, as recommended by the District Engineer.

### **BOND ELECTION TO BE HELD IN MAY 2026; OPEN HOUSE AT GREENWOOD FOREST CLUB HOUSE**

Mr. Dicke reported to the Board regarding the early voting and election day schedule in connection with the District's bond election to be held on May 2, 2026 (the "Bond Election"). Mr. Lentz and Mr. Jenkins discussed with the Board the Open House at the Greenwood Forest Club House scheduled for April 14, 2026.

### **BOND APPLICATION REPORT ("BAR") FOR SERIES 2026 BONDS**

Mr. Jenkins stated that the BAR will be submitted to the TCEQ this month.

### **UTILITY COMMITMENT AND/OR ANNEXATION REQUESTS**

Mr. Dicke reported to the Board regarding the status of the proposed annexation of a 5.3-acre tract into the boundaries of the District. He stated that ownership of the tract is listed as Tengri Invest, LLC.

Mr. Dicke stated that the status of development of a 2.4818-acre mosque and a 3.3719-acre

apartment complex by RMSphere Asset Management, Inc. was addressed under the Engineer's Report.

**F.M. 1960 GREEN MEDIANS PROJECT**

Director Lakin reported to the Board that the next meeting will occur in May 2026.

**ATTORNEY'S REPORT**

The Board considered the attorney's report. Mr. Dicke reported to the Board regarding status of the District's participation in security costs with the Harris County Constable's Office and Greenwood Forest Homeowners Association. Mr. Dicke stated that SPH is working with the District's consultants to evaluate the financial feasibility of same.

**CLOSED SESSION**


The Board did not enter into Closed Session pursuant to Texas Government Code Section 551.071.

**FUTURE AGENDAS**

Other than as discussed earlier in the meeting and reflected above, there were no additional agenda items requested.

**ADJOURNMENT**

There being no further business to come before the Board, upon motion made by Director Lakin, seconded by Director Culbreth, and unanimously carried, the meeting was adjourned.

  
\_\_\_\_\_  
William Lakin, Secretary  
Board of Directors

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

**List of Exhibits**

- Exhibit A Detention and Drainage Report
- Exhibit B Delinquent Tax Report
- Exhibit C Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- Exhibit D Operator's Report
- Exhibit E Proposed Agreed Order from TCEQ
- Exhibit F Engineering Report