

# **HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 99**

## **MINUTES OF MEETING OF BOARD OF DIRECTORS**

**AUGUST 15, 2019**

The Board of Directors (the "Board" or "Directors") of Harris County Water Control and Improvement District No. 99 (the "District") met in *special* session, at 3:30 p.m., at 19423 Lockridge Drive, Spring, Texas 77373, on Thursday, August 15, 2019, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code; whereupon the roll was called of the members of the Board, to-wit:

Monte Lee Cooper	President
Billy Ray Fritsche	Vice President
Tim Evans	Assistant Secretary
Ed Jensen	Secretary/Treasurer/Investment Officer
Charles Leroy Richardson	Director/Operations Maintenance Officer

All members of the Board were present, thus constituting a quorum. Also attending all or portions of the meeting were: Sergio Van Dusen, P.E. and Caitlin Bobb, EIT of Vogt Engineering, L.P., engineer for the District ("Engineer"); Zachary A. Petrov and Laura McKenery, attorneys and Marisa L. Roberts, Legal Assistant of Johnson Petrov LLP, attorney for the District ("Attorney"); and several residents of the District and members of the public (see Sign-In Sheet).

The President first apologized to the Board and the residents for Tuesday's meeting getting a bit out of control.

The President, after finding that notice of the meeting was posted as required by law and determining that a quorum of the Board was present, called the meeting to order and declared it open for such business as may regularly come before it.

Director Fritsche discussed with the Board the feedback that he received from many residents who attended the special meeting on Tuesday, August 13, 2019 at Spring Baptist Church. He said many residents requested the Board have another meeting at a larger facility and a quieter environment and with more information, possibly written material. He asked Director Jensen if Spring ISD might have a facility the District could use.

Next, Director Fritsche asked what would be the best way for residents to submit a Public Information Act Request. Mr. Petrov responded that all Public Information Act requests should be submitted in writing to Ms. Roberts at the office of the Attorneys.

Next, Director Fritsche reviewed with the Board the economic benefit that DreamLab would bring to the District, should the bond election pass and the District annexed DreamLab. Director Fritsche further explained the potential revenue for water and sewer service and the potential tax revenue.

Mr. Van Dusen reviewed the asset management plan outlaying the tentative projects by year and priority.

Mr. Petrov then explained to the Board that a certain percentage of the bond proceeds received must be spent within three (3) years of bond issuance in order to avoid IRS penalties.

Next, the President asked if anyone had a Public Comment.

Mr. Wells directed his question to Director Evans, asking if Director Evans had suggested the Board have a town hall meeting without an attorney being present, to which Director Evans responded, yes.

Mrs. Justice asked if DreamLab is earning interest on the money they have provided to the District. Mr. Petrov responded that DreamLab is entitled to interest as allowed by the TCEQ, which is typically a minimum of two (2) years worth of accrued interest at the interest rate of the bond issued.

Mr. Justice had multiple questions. 1) Does DreamLab have an option to build a water well? Director Fritsche responded Yes; 2) What is the update on water from the Regional Water Authority (RWA)? The Board was told by the RWA possibly in 2025. 3) When will WCID 110 receive water from the RWA? Director Fritsche responded that WCID 110 is already receiving water from the RWA; however, the quantity is not sufficient for WCID 110's needs.

Mr. Kiger asked if the Board could have some type of literature that could be passed out to residents who are unable to attend the town hall and/or board meetings. Director Evans suggested maybe a newsletter.

Mr. Tietjens asked that the information be presented in a simplified manner.

Mr. Justice suggested that it be mailed in the resident's water bills.

Ms. Evans asked for clarification much the first bond issue and how would those taxes be paid. Mr. Petrov explained that the first bond issue would be decided by the Board based on the District's project needs and estimated cost of those projects within the next few years. Every year, the District would levy a tax rate sufficient to pay the debt for the next year. The taxes would be assessed both on property value and paid at the same time as all other property taxes the District residents pay.

Mr. Roth stated that having a Partner would help to pay a large portion of bonds.

Mr. Emanis commented that the information on the literature should be accurate information.

Mrs. Fritsche stated that incorrect information is being put out on social media by another resident.


Mrs. Jensen stated that when Spring ISD conducted the school bond election, the school hired an outside expert to prepare the literature. She suggested the District do the same and get the information out to the voters as soon as possible.

Mrs. Justice asked Director Evans if he leaked District reports and/or information to Rob Stewart.

Mr. Wells suggested the literature be given face-to-face to residents.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,**  
the meeting was adjourned at 4:59 p.m.

**PASSED AND APPROVED** on the 20th day of August, 2019.

  
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Secretary  
Board of Directors

**Minutes recorded by Marisa L. Roberts**  
**Johnson Petrov LLP**  
**Special Session August 15, 2019**

**[DISTRICT SEAL]**

