

The regular monthly meeting of the Board of Director of Harris County Water Control and Improvement District No. 1 was held in the conference room at 125 San Jacinto Street, Highlands, Texas September 9, 2025. The meeting was called to order by President Mullins at 6:00 P.M. In attendance were Directors Mullins, Angelle, Wright, Little, and Boudreaux. Also in attendance were Mr. Mark Taylor, General Manager, Mr. Mike Young, Supervisor, Mrs. Dawn Muth, Tax Assessor, Gavin Shukanes, Engineer, and Mr. Zach Petrov, Attorney. The guests in attendance were: Thomas Sikora, High Catch, LLC, Veronica Mavin, Linebarger, Gerald W. Winston, and Derck Medoza, Linebarger.

The minutes for the month of August were presented. A motion was made by Director Boudreaux to approve the minutes. The motion was seconded by Director Angelle. The motion was approved 5-0.

The accounts payable were presented for the month of August. A motion was made by President Mullins to approve the reports as presented. The motion was seconded by Director Little. The motion was approved 5-0.

Discuss and approve Tax Collection Report. A brief discussion was held. A motion was made by Director Angelle to accept the report as presented. The motion was seconded by Director Boudreaux. The motion was approved 5-0.

Proposition for 2025 tax rate with public hearing date and authorize notice of tax rate calculations and public hearing on the district's proposed 2025 tax rate. A motion to approve said proposition, with a Public Hearing set on October 14, 2025 and a rate of .21 debt service and .10 M&O for .31 total, was made by President Mullins. The motion was seconded by Director Wright. The motion was approved 5-0.

Delinquent Property Tax Report from Linebarger Goggan Blair & Sampson, LLP. Information only, no action taken.

Citizens before the Board. None presented.

Discuss and/or approve any necessary actions for the following items:

- A. Water line replacement Phase 2: Information only, no action taken.
- B. Hollis Family Tract Owned by High Catch, LLC -515 Multi-family mobile home development. Developers updated timelines showing activity/start dates and estimated duration. Developer status on submitting revised plat to LJA. Information Only, no action taken.
- C. Request for water and sewer line information/drawings, from Midtown Engineers, LLC, regarding a large Harris County Precinct 3 Drainage Project. Information only.

Public Management: Update on FEMA funding for the WWTP Project. No action taken.

Discuss and approve pay estimate #4 for the 40' X 60' Lab/Shop at the WWTP. No pay estimate #4 at this time, revised the site plan should be approved soon with architectural design being sent in by end of the week. Information only.

Discuss and approve a closing date for the property located at 127 San Jacinto St and discuss the use/disposition of old library building and memorial wall/flagpole. A motion for closing date of September 10, 2025, was made by President Mullins. The motion was seconded by Director Angelle. The motion was approved 5-0.

Discuss and Adopt Ordinance adopting amended rates and fees of services; rules and regulations; establishing certain other policies and providing penalties and violations thereof. A motion was made to adopt said Ordinance by Director Wright. The motion was seconded by Director Little. The motion was approved 5-0.

Discuss and Approve Medical Insurance Renewal. There has been a 12% increase over the last year. A motion was made by Director Boudreaux to approve said Renewal. The motion was seconded by Director Angelle. The motion was approved 5-0.

Discuss and approve Financial Statement for August. A motion was made by Director Little to approve the said Financial Statement. The motion was seconded by Director Boudreaux. The motion was approved 5-0.

The General Managers report was presented. Information only, no action taken.

Attorney's Report:

- A. Letter from the County Engineer regarding Creel Country Estates Drainage Project. Information only. No action taken.

Discuss and Adopt the Amended District Information Form and authorize filing of the Amended District Information Form. A motion was made by Director Wright to table this for the next meeting. The motion was seconded by President Mullins. The motion was approved 5-0.

Convene in executive session to discuss personnel matters pursuant to Open Meetings Act Section 551.074 of the Texas Government Code, and/or Section 551.071 of the Texas Government Code for consultation with Attorney for pending or contemplated litigation.

- a. Personnel
- b. Discussion
 - i. Discuss Formal Complaint filed on 7-01-2025 with the "PUC" Public Utility Commission, Control Number – 58327.

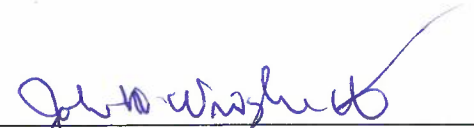
Re-convene in open session and authorize any necessary action concerning personnel matters and /or pending or contemplated litigation.

- a. Approve actions related to the PUC complaint, including litigation counsel. No action taken.

A motion was made by Director Little to Adjourn the meeting at 7:20 pm. The motion was seconded by Director Boudreaux. The motion was approved 5-0.



President, Leon R. Mullins



Secretary, John H. Wright III