

EAST END DISTRICT
Regular Meeting of the Board of Directors
November 17, 2022

The Board of Directors (the “Board”) of the East End District (the “District” or “EED”) met in regular session, open to the public, at 3211 Harrisburg, Houston, Texas 77003 on Thursday, November 17, 2022, at 3:30 p.m. The roll was called for the members of the Board, to-wit:

Position 1	Anna Deans	
Position 2	Blanca Blanco	Assistant Secretary
Position 3	Stephen Quezada	Treasurer
Position 4	Ann Bacon	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Chairman
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Erik Ibarra	
Position 10	Josue Perez	
Position 11	Taryn Sims	Secretary
Position 12	Elliot Barner	Vice Chair
Position 13	Chude Chike-Obi	
Position 14	Marjorie Peña	
Position 15	Victoria Macalino	

and all of the above were present except for Directors Bacon and Barner, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District’s President; Erick Retana, the District’s Director of Operations; Robert Ruiz, the District’s Public Safety Coordinator; Jack Hanagriff, the District’s Railroad Safety and Mobility Coordinator; Eva Quiroz, the District’s Administrative Services Manager; Lieutenant Maldonado and Sergeant Alvarado of Harris County Precinct 6 (“Precinct 6”); Patrick Ezzell of Coastal Builders (“CB”); Valerie Luna-Peña and Katherine Summerlin from Public Works; and Laura Davis and Judy Marcantel (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

Item 1. Receive Public Comments in accordance with adopted procedures.

Ms. Luna-Peña from Public Works presented an improvement plan for Telephone Road rehabilitation and reconstruction project. No action was necessary.

Item 2. Consent Agenda

- a. **Assessments.** Receive report on collection of assessments and authorize appropriate action.
- b. **Minutes.** Approve minutes of previous Board meeting(s).
- c. **Committee Appointments.** Appoint directors to join committees, as appropriate.
 1. Josue Perez to Finance Committee

- d. **Investment Officer Appointment.** Appoint Director Josue Perez as an Investment Officer of the District.
- e. **Surplus Property.** Declare graffiti vehicle surplus property and authorize disposition of property.
- f. **Visual and Infrastructure Improvements:**
 - 1. Graffiti abatement program report.
 - 2. Report summary: right of way clean-up, litter pick-up, tire removal, dump site clean-up, and streetlamp repair.
- g. **Marketing & Perception.** Receive report on marketing activities.
- h. **East End Improvement Corporation.** Receive report on EEIC.

The Board considered approving the Consent Agenda. Director Blanco moved to approve the Consent Agenda, as presented. Director Lira seconded the motion, which passed unanimously.

Item 3. Appointment of Directors.

- a. **Consider reappointment of Annie Bacon**

President Gorczynski next discussed the reappointment of Annie Bacon for Position 4. After discussion, Director Valdez moved to approve the reappointment of Annie Bacon for Position 4. Director Blanco seconded the motion, which passed unanimously.

- b. **Approve Sworn Statements of Erik Ibarra**

After discussion, Director Perez moved to approve the sworn statement and Oath of Office for Erick Ibarra. Director Peña seconded the motion, which passed unanimously.

- c. **Authorize filing of updated District Registration Form.**

Ms. Davis explained that the Texas Water Code provides that the Registration Form be revised and filed with the Texas Commission on Environmental Quality when any content changes. After discussion, Director Blanco moved to approve the District Registration Form, as presented. Director Peña seconded the motion, which passed unanimously.

Item 4. Security Report.

Lieutenant Maldonado introduced Sergeant Alvarado of Precinct 6 to the Board. Sergeant Alvarado of Precinct 6 reported on criminal activity in the District. He reported that Precinct 6 receives an average of 88 calls a week. No action was necessary.

Item 5. Financial Reports.

No action was necessary.

Item 6. Public Hearing and Supplement to the Assessment Roll.

President Gorczynski thanked the Hearing Examiners for their time in attending the District's November 3, 2022, Public Hearing on supplementing the 2022 assessment roll ("Public Hearing") and for preparing recommendations based on evidence presented at such Public Hearing ("Hearing Examiners' Report"). Ms. Davis presented and reviewed with the Board a Summary of the Hearing Examiners' Report, and the Board considered action on the Order Amending the Assessment Roll based on the recommendations of the hearing examiners. In response to questions from the Board, Ms. Davis reported on public comments from the hearing and noted that the Hearing Examiners unanimously recommend supplementing the District's assessment roll with the added properties, as further described in the Hearings Examiners' Report and the Order.

After discussion, Director Peña moved that the Board accept the Hearing Examiners' Report as presented, adopt the Order Amending the Assessment Roll, and approve an amended District Information Form. Director Perez seconded the motion, which passed unanimously.

Item 7. Emergency Action Delegation to Executive Committee.

The Board considered approving authorization of the East End District Executive Committee to make decisions on behalf of the East End District for the month of December 2022. After discussion, Director Peña moved to approve the authorization of the East End District Executive Committee to make decisions on behalf of the East End District for the month of December 2022. Director Chike-Obi seconded the motion, which passed unanimously.

Item 8. Contract with Flores Landscaping Services.

Mr. Joyce discussed an amendment to the existing contract for right-of-way maintenance with Flores Quality Services. She stated the Third Amendment reflects a new term that expires September 30, 2023, to coincide with the District's fiscal year end. After discussion, Director Blanco moved to approve the Third Amendment to Right of Way Service Agreement with Flores Quality Services. Director Ibarra seconded the motion, which passed unanimously.

Item 9. Contract with Ayala Construction Services, LLC.

Next, the Board considered authorizing contract with Ayala Construction Services, LLC for esplanade work. President Gorczynski stated that the decks in the esplanade need repairs. After full discussion, Director Ibarra moved to approve the contract with Ayala Construction Services, LLC for deck repairs within the esplanade not to exceed \$25,000.00. Director Blanco seconded the motion, which passed unanimously.

Item 10. Staff Bonuses.

President Gorczynski presented a memo regarding the recommendation for staff bonuses for the fiscal year 2022, which recommended that the District pay \$28,951.34 in December 2022 for all eligible staff. She stated that the Executive Committee recommended utilizing the full budgeted

amount of \$41,630.00. President Gorczynski requested that the Board authorize the difference between the budgeted and recommended amount be paid equally among all District staff, excluding herself.

After discussion, Director Sims made a motion to utilize the full budgeted amount of \$41,630.00, for staff bonuses as set forth above, and to pay such bonuses in the December 1, 2022, payroll cycle. Director Perez seconded the motion, which passed unanimously.

Item 11. Amendment to Services Agreement with Coastal Builders.

Mr. Ezzel presented on historical and projected projects in the District performed by Coastal Builders. Next, President Gorczynski presented and reviewed Amendment No. 20 to the Services Agreement with Coastal Builders stating that the monthly fee is the same as the previous year.

After discussion, Director Peña moved to approve the Amendment to Services Agreement with Coastal Builders subject to legal counsel finalizing the amendment. Director Lira seconded the motion, which passed unanimously.

Item 12. President's Report – District Overview.

Mr. Ezzell reviewed infrastructure improvements, including phase 1 improvements to esplanade.

Director Quezada joined the meeting at 5:02 p.m.

Item 13. Executive Session, if Necessary.

The Board did not convene in Executive Session.

Item 14. Reconvene in Open Session.

The Board did not convene in Executive Session.

Item 15. Adjourn.

There being no further business, the meeting was then adjourned at 5:06 p.m.



Blanca Blanco
East End District