

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

January 10, 2022

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 285 (the "District") met in regular session, open to the public, on the 10th day of January, 2022, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Walter A. Knowles, Jr.	President/Investment Officer
Jerry L. Allen	Vice President
Rosario Garza	Secretary
Trina Francis	Assistant Vice President
Vacant	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present at the meeting were Cody Musser of BPI Realty Services, Inc.; Mark Swanson of LJA Engineering, Inc. ("LJA"); Mike Scott of Champions Hydro-Lawn, Inc. ("Champions"); Calvin Browne of Municipal District Services L.L.C. ("MDS"); and Robert A. Seale, Aaron Carpenter, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP.

Due to the COVID-19 virus epidemic emergency and the high threat level warnings issued by various governments and agencies, the District established a telephone option for members of the public to listen to the meeting and to address the Board.

On the telephone were Darce' Ahlschlager of Wheeler & Associates, Inc. ("Wheeler"); Amy Symmank of Myrtle Cruz, Inc.; and Arthur K. Marshall of the North Channel Water Authority ("NCWA").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

There were no statements or questions received from the public.

MINUTES

The Board considered approving the minutes of the December 13, 2021 regular meeting. After review and discussion, Director Allen moved to approve the minutes of the December 13, 2021 regular meeting, as submitted. Director Francis seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Symmank reviewed the bookkeeper's report, budget comparison, schedule of investments, and the District's bills for payment. A copy of the bookkeeper's report is attached. After review and discussion, Director Knowles moved to approve the bookkeeper's report, the investment report, and payment of the bills. Director Garza seconded the motion, which passed unanimously.

ANNUAL DISCLOSURE STATEMENTS

The Board considered accepting the annual disclosure statements from the District's bookkeeper and Investment Officers for filing with the Texas Ethics Commission, as required by the Public Funds Investment Act. After review and discussion, Director Allen moved to accept the annual disclosure statements of the bookkeeper and Investment Officers, authorize filing of the statements with the Texas Ethics Commission, and direct that the statements be filed appropriately and retained in the District's official records. Director Knowles seconded the motion, which passed unanimously.

DISCUSS DATE FOR BUDGET AND RATE ORDER WORKSHOP

Following discussion, the Board concurred to defer the standalone budget and Rate Order workshop and to discuss those items during the upcoming regular meetings.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the monthly tax report, a copy of which is attached. She stated the District's 2021 taxes are 54.59% collected as of December 31, 2021.

Mr. Seale stated that the District's financial advisor requested an updated certificate of estimated value as of January 1, 2022, and reviewed a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value.

After review and discussion, Director Knowles moved to approve the tax report and payment of the tax bills; and (2) adopt the Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value and direct that the Resolution be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which passed unanimously.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

The Board discussed implementation of emergency alert messaging services in the District. Ms. Panozzo reported that Joe Hallmark, the District's website manager, stated he will prepare a notice to allow District residents to opt-in to the emergency alert messaging services (the "Opt-In Notice"). Following discussion, Director Francis moved

to authorize MDS to insert the Opt-In Notice in the water bill, subject to review and approval of the Opt-In Notice by ABHR and Director Francis. Director Knowles seconded the motion, which passed unanimously.

SECURITY SERVICES REPORT

The Board reviewed the security report from the Harris County Sheriff's Office, a copy of which is attached.

The Board considered renewing the contract with Harris County for the services of four Harris County Sheriff deputies (the "Agreement") to begin on March 1, 2022. Following review and discussion, Director Knowles moved to approve the Agreement subject to review and approval by ABHR and Director Knowles and direct that the Agreement be filed appropriately and retained in the District's official records. Director Allen seconded the motion, which passed by unanimous vote.

Discussion ensued regarding the results of the audit of the services the District receives pursuant to its contract with Harris County for law enforcement services (the "Audit"). Following discussion, the Board requested that ABHR contact the Harris County Sheriff's Office and request a report of the Audit and that the Audit report be provided to the Board at the next Board meeting for review.

DEVELOPMENT IN THE DISTRICT

Mr. Musser gave a report on development in the District.

Mr. Seale reviewed a Development Financing Agreement between the District and Uvalde Realty Partners, LLC for financing roads to serve the District's Defined Area No. 1. Following review and discussion, Director Knowles moved to approve the Development Financing Agreement and direct that it be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which passed unanimously.

NCWA REPORT

Mr. Marshall reviewed a report on NCWA matters, a copy of which is attached.

DETENTION FACILITIES REPORT

Mr. Scott reviewed the Detention and Drainage Facilities Report from Champions, a copy of which is attached.

GARBAGE COLLECTION AND RECYCLING SERVICES MATTERS

Director Garza reviewed a report on garbage collection and recycling services from Best Trash, a copy of which is attached.

ENGINEER'S REPORT

Mr. Swanson reviewed the engineer's report, a copy of which is attached, including the projects specifically addressed as follows:

WATER PLANT EXPANSION, INCLUDING STORM WATER PUMP STATION AND FORCE MAIN

Mr. Swanson gave an update on construction of the water plant expansion project, including the storm water pump station and force main at the water plant site, as well as the acquisition of the remaining necessary easement from Equistar for the project.

DETENTION POND AND STORM WATER PUMP STATION TO SERVE BELTWAY 8/US 90 COMMERCIAL SUBDIVISION TRACT 5

Mr. Swanson gave an update on construction of the detention pond and storm water pump station to serve Beltway 8/US 90 Commercial Subdivision Tract 5. He recommended approval of Pay Estimate No. 8 to RT Ellis, Inc., in the amount of \$76,900.25.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES TO SERVE NEW FOREST PARKWAY, SECTION 2

Mr. Swanson gave an update on construction of the water, sanitary sewer, and drainage facilities to serve New Forest Parkway, Section 2. He noted that the first stage of work is complete and that the second stage of work will begin upon completion of the New Forest Parkway, Section 2 paving.

PAVING TO SERVE NEW FOREST PARKWAY, SECTION 2

Mr. Swanson gave an update on construction of the paving to serve New Forest Parkway, Section 2. He recommended approval of Change Order No. 1 in the amount of \$137,092.35, which was submitted by Precise Services, Inc. ("Precise"), to adjust unit prices due to material and labor cost increases since bidding. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

LIFT STATION TO SERVE BELTWAY 8/US 90 COMMERCIAL SUBDIVISION TRACT 5

Mr. Swanson gave an update on construction of the lift station to serve Beltway 8/US 90 Commercial Subdivision Tract 5 and stated that the contractor has mobilized on site.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES TO SERVE BELTWAY 8/US 90 COMMERCIAL SUBDIVISION TRACT 5

Mr. Swanson gave an update on construction of the water, sanitary sewer, and drainage facilities to serve Beltway 8/US 90 Commercial Subdivision Tract 5 and stated that the contractor has begun installing pipe.

EXPANSION TO LIBERTY LAKES LIFT STATION (LIFT STATION NO. 2)

Mr. Swanson gave an update on construction of the expansion to the Liberty Lakes Lift Station (Lift Station No. 2). He stated the contractor has not yet mobilized on site and is waiting on equipment for the project to be delivered.

UTILITY COMMITMENT REQUESTS

Mr. Swanson discussed with the Board the status of a proposed jewelry store to be located at the southeast corner of Beltway 8 and Auburn Knoll Drive and a proposed multi-family development located on the New Forest Town Center.

UPDATE ON BOND APPLICATION NO. 14

Mr. Swanson gave an update on preparation of bond application no. 14 and stated he anticipates that the application will be submitted to the Texas Commission on Environmental Quality in March 2022.

Mr. Swanson provided an update on replacement of a District concrete spillway by ExxonMobil Pipeline Company ("Exxon"), which is located upon an Exxon easement, and noted that the final cost to the District for the project was less than the initial cost estimate.

After review and discussion, and based on the engineer's recommendation, Director Knowles moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 8 to RT Ellis, Inc., in the amount of \$76,900.25, for construction of the detention pond and storm water pump station to serve Beltway 8/US 90 Commercial Subdivision Tract 5; and (3) approve Change Order No. 1, resulting in an increase in the amount of \$137,092.35 to the contract price with Precise, based

on the Board's finding that the change order is beneficial to the District. Director Garza seconded the motion, which passed by unanimous vote.

HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 51 WATER PLANT REHABILITATION AND UPGRADE PROJECT

There was no discussion on this matter.

OPERATIONS REPORT

Mr. Browne reviewed the monthly operations report, a copy of which is attached, and reviewed the maintenance and repair items included in the report.

Mr. Browne reported that Lift Pump No. 1 at Lift Station No. 3 is in need of repair and reviewed a proposal from NTS Pumps Motors & Controls ("NTS"), a copy of which is attached to the operations report, to repair and replace Lift Pump No. 1 in the amounts of \$5,995.00 and \$16,805.00, respectively

After review and discussion, Director Garza moved to (1) approve the operations report; and (2) approve the proposal from NTS to repair Lift Pump No. 1 at Lift Station No. 3 in the amount of \$5,995.00. Director Francis seconded the motion, which passed unanimously.

HEARING REGARDING TERMINATION OF SERVICE

Mr. Browne presented a list of delinquent customers and reported the customers on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Garza moved to (1) authorize termination of delinquent accounts in accordance with the District's Rate Order, with the exception that utility services for delinquent customers not be terminated until the week of January 3, 2022, and direct that the delinquent customer list be filed appropriately and retained in the District's official records; and (2) continue to authorize MDS to set up a payment plan with a term not to exceed six months with District customers on an as-needed basis until further notice. The motion was seconded by Director Francis and passed by unanimous vote.

SUPPLEMENTAL REPORT ON OPERATION AND MAINTENANCE OF DISTRICT FACILITIES

The Board reviewed the supplemental report on the District's wastewater treatment plants and lift stations, a copy of which is attached.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Mr. Seale reported on the District's compliance activities during the prior calendar year related to bond financings and stated that no corrective action is required at this time.

RESOLUTION ESTABLISHING ADDRESSES AND METHODS FOR TEXAS PUBLIC INFORMATION ACT REQUESTS

Mr. Seale reviewed with the Board a memorandum regarding designating addresses and methods for receipt of requests for public information under the Texas Public Information Act ("TPIA Requests"), a copy of which is attached. The Board considered designating a mailing address and an email address and approving other methods for receipt of TPIA Requests, pursuant to Section 552.234 of the Texas Government Code. After review and discussion, Director Allen moved to: (1) adopt a Resolution Establishing Addresses and Methods for Texas Public Information Act Requests ("Resolution") to (a) designate the address of the District's official office as the mailing address and har285@txdistricts.info as the email address for receipt of TPIA Requests to the District, and (b) direct that the designated addresses and methods be printed on the sign displayed by the District under Section 552.205, Texas Government Code; and (2) direct the Resolution to be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which passed unanimously.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, February 21, 2022, at 6:30 p.m. at ABHR's offices.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board did not convene in Executive Session.

2022 DIRECTORS ELECTION

Mr. Seale discussed procedures related to the 2022 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2022 Directors Election Period. Following review and discussion, Director Knowles moved to adopt a Resolution Designating an Agent of the Secretary of the Board During the 2022 Directors Election Period appointing Cheryl Panozzo as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which was approved by unanimous vote.

Mr. Seale reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2022 Directors Election. Following discussion, Director Knowles moved to authorize the Secretary's agent to post the notice as required. Director Garza seconded the motion, which was approved by unanimous vote.

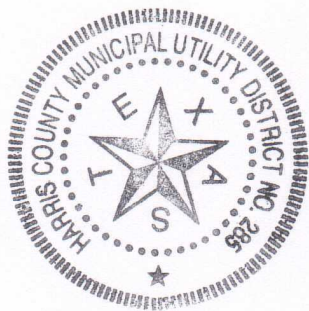
Mr. Seale stated that the District may contract with Harris County (the "County") to conduct the District's 2022 Directors Election. After discussion, Director Knowles moved to contract with the County to administer the District's election. Director Garza seconded the motion, which was approved by unanimous vote.

Mr. Seale reviewed an Order Calling Directors Election for the May 7, 2022, Directors Election. After review and discussion, Director Knowles moved to adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which carried unanimously.

Mr. Seale discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Harris . Following discussion, Director Knowles moved to authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar the Notice of Election, if required, and to direct that the Notice be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which carried unanimously.

There being no further business to come before the Board, the meeting was adjourned by agreement.

(SEAL)





Secretary, Board of Directors

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