

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

February 16, 2026

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 16th day of February, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, 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
John Jones	Assistant Secretary

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

Also present at the meeting were: Calvin Browne of Municipal District Services L.L.C. ("MDS"); Mark Swanson of LJA Engineering, Inc. ("LJA"); Amy Carpenter of Myrtle Cruz, Inc.; Scott Gray of Champions Hydro-Lawn, Inc. ("Champions"); Arthur K. Marshall of the North Channel Water Authority ("NCWA"); and Andrew Vaughan and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

There were no statements or questions received from the public.

NCWA REPORT

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

MINUTES

The Board considered approving the minutes of the January 12, 2026 regular meeting. After review and discussion, Director Allen moved to approve the minutes of the January 12, 2026 regular meeting, as submitted. Director Francis seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Carpenter reviewed the bookkeeper's report 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 and payment of the bills. Director Francis seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTION MATTERS

The Board reviewed the tax report prepared by Wheeler & Associates, Inc. for the month of January, a copy of which is attached. The Board then reviewed the delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott, LLP, a copy of which is attached. After review and discussion, Director Allen moved to (1) approve the tax report and payment of the tax bills; and (2) approve the delinquent tax report. Director Francis seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Mr. Vaughan discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2026 tax year.

Following review and discussion, Director Jones moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing District for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which passed by a unanimous vote.

#### RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Concerning Exemptions from Taxation. Mr. Vaughan presented and reviewed a Resolution Concerning Exemptions from Taxation reflecting that the Board grants a general residential homestead exemption of 7% (but not less than \$5,000) and grants an exemption of \$35,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older.

Discussion ensued regarding potential affordable multifamily rental housing developments in the District. Following discussion, the Board concurred to further discuss this matter at the next Board meeting.

After review and discussion, Director Knowles moved to adopt the Resolution Concerning Exemptions from Taxation, as presented, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Jones seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the recent AWBD winter conference. The Board then discussed the summer AWBD conference in Grapevine, Texas, scheduled for June 18, 2026 through June 20, 2026. After discussion, Director Knowles moved to (1) approve reimbursement of eligible submitted winter conference Director expenses, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines; and (2) authorize up to four per diems and three nights of hotel accommodations for Directors attending the summer AWBD conference. The motion was seconded by Director Jones and passed unanimously.

AMERICAN WATER WORKS ASSOCIATION CONFERENCE

The Board then discussed attending the upcoming American Water Works Association ("AWWA") conference. After discussion, Director Knowles moved to authorize director attendance at the AWWA conference in accordance with the District's Travel Reimbursement Guidelines. Director Jones seconded the motion, which passed unanimously.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

There was no discussion on this matter.

SECURITY SERVICES MATTERS

The Board discussed District security matters.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this matter.

DETENTION FACILITIES REPORT

Mr. Gray reviewed the Detention and Drainage Facilities Report from Champions, a copy of which is attached. He reported that the repair of the Half Moon detention pond storm water quality feature (the "SWQ") is complete and the SWQ passed Harris County inspection.

## GARBAGE COLLECTION AND RECYCLING SERVICES

There was no discussion on this matter.

## ENGINEER'S REPORT

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

### WATER, SEWER AND DRAINAGE FACILITIES TO SERVE UVALDE WEST

Mr. Swanson gave an update on design of the water, sewer and drainage facilities to serve Uvalde West and stated that comments from Harris County Flood Control District and Harris County Engineering are being addressed.

### WATER, SEWER, DRAINAGE, AND PAVING FACILITIES TO SERVE NEW FOREST TOWN CENTER

Mr. Swanson gave an update on design of the water, sewer, drainage, and paving facilities to serve New Forest Town Center.

### WATER PLANT NO. 1 DRAINAGE IMPROVEMENTS

Mr. Swanson gave an update on design of the Water Plant No. 1 drainage improvements. He stated that LJA will update design plans for the project for resubmittal to Harris County for approval.

### LIFT STATION AND STORM WATER PUMP STATION TO SERVE TRACT LOCATED OFF WALLISVILLE ROAD EAST OF CARPENTERS LANDING

Mr. Swanson gave an update on construction of the lift station and storm water pump station to serve the tract off Wallisville Road east of Carpenters Landing. He stated that the contractor has completed their work and he anticipates that work by CenterPoint to extend electrical service will be completed next week.

### GENERATORS FOR WASTEWATER TREATMENT PLANT NO. 1 AND LIFT STATION NOS. 1, 3, 4, AND 5

Mr. Swanson updated the Board on installation of natural gas generators at Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5.

### REPORT ON ELECTRICITY CONSUMPTION AND ENERGY EFFICIENCY

Mr. Swanson gave an update on preparation of the report on the District's electricity consumption and energy efficiency measures.

DEEDS, EASEMENTS, PLATS, SURVEYS, AS-BUILT CERTIFICATIONS, APPRAISALS, PHASE I ENVIRONMENTAL ASSESSMENTS, AND CONSENTS TO ENCROACHMENT, AND UTILITY COMMITMENT REQUESTS

Mr. Swanson gave an update on a request for the District to serve Harris County Precinct No. 1's maintenance facility located at 15530 Mill Road with out-of-District water service.

Mr. Vaughan discussed a proposal from LJA Environmental Services, LLC in the amount not to exceed \$3,500.00 to conduct a phase I environmental assessment before the District acquires the Carpenters Landing East Lift Station and SWSP site (Reserve "D") from the developer.

DEVELOPMENT OF GEOGRAPHIC INFORMATION SYSTEM ("GIS")

Mr. Swanson reported that LJA is preparing the GIS for the District.

UPDATE ON BOND APPLICATION NO. 15

Mr. Swanson gave an update on preparation of bond application no. 15. He requested the Board's authorization to adopt a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds in the amount of \$8,920,000, which is the amount of the final cost summary. He noted that this resolution will replace the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds adopted by the Board at the October 2025 meeting.

Following review and discussion, Director Jones moved to (1) approve the engineer's report; (2) approve the proposal from LJA Environmental Services, LLC and direct that the proposal be filed appropriately and retained in the District's official records; and (3) adopt the updated Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds and direct that such resolution be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which passed unanimously.

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. He provided an update on the installation of smart meters in the District.

Mr. Browne provided a report regarding a request from the New Forest Homeowners Association (the "HOA") for reimbursement from the District for various manhole/sidewalk repairs performed by the HOA. He noted that MDS is scheduled to

meet with a representative from the HOA on Friday, February 20, 2026, to validate the repairs.

After review and discussion, Director Knowles moved to approve the operations report. Director Garza 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 Knowles moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. The motion was seconded by Director Garza and passed unanimously.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next meeting on Monday, March 23, 2026 at 6:30 p.m. at ABHR's offices.

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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