

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

July 25, 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 25th day of July, 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 Darce' Ahlschlager of Wheeler & Associates, Inc.; Brittini Silva of Myrtle Cruz, Inc.; Mark Swanson of LJA Engineering, Inc. ("LJA"); Arthur K. Marshall of the North Channel Water Authority ("NCWA"); Mike Scott of Champions Hydro-Lawn, Inc. ("Champions"); Joseph Ellis of McCall Gibson Swedlund Barfoot PLLC; 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.

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 June 20, 2022 regular meeting. After review and discussion, Director Francis moved to approve the minutes of the June 20, 2022 regular meeting, as submitted. Director Allen seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END MARCH 31, 2022

Mr. Ellis presented the District's audit for fiscal year end March 31, 2022. He also reviewed an audit summary letter, management letter, and Board representation letter. Following review and discussion, Director Knowles moved to approve the audit for fiscal year end March 31, 2022, and direct that the audit be filed appropriately and retained in

the District's official records. Director Garza seconded the motion, which passed unanimously.

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

The Board discussed the AWBD summer conference. After review and discussion, Director Garza moved to (1) approve reimbursement of eligible expenses for the AWBD summer conference, which the bookkeeper confirmed are in compliance with the District's travel reimbursement guidelines; and (2) authorize all interested directors to attend the AWBD winter conference in Austin, Texas. Director Francis seconded the motion, which carried by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Silva 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 Francis moved to approve the bookkeeper's report, the investment report, and payment of the bills. Director Garza seconded the motion, which passed unanimously.

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 99.12% collected as of June 30, 2022. 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 Francis moved to (1) approve the tax report and payment of the tax bills; and (2) approve the delinquent tax report. Director Garza seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

Mr. Seale 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 2022 tax year.

Following review and discussion, Director Knowles moved to adopt a Resolution Regarding Development Status for 2022 Tax Year establishing the District as a Developing District for the 2022 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 Francis seconded the motion, which passed by a unanimous vote.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

Director Francis provided an update on resident registration for the District's emergency alert/messaging service. Following discussion, the Board concurred to authorize Director Francis to distribute a notice to allow District residents to opt-in to the District's emergency alert/messaging services to District residents through the Nextdoor application.

SECURITY SERVICES REPORT

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

DEVELOPMENT IN THE DISTRICT

There was no discussion on development in the District.

NCWA REPORT

Mr. Marshall reviewed a report on NCWA matters, a copy of which is attached. Discussion ensued regarding the District's minimum monthly charge for water and sewer services.

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 NO. 1, PHASE 3

Mr. Swanson gave an update on construction of the Water Plant No. 1, Phase 3 project. He reported that LJA received five bids for construction of the project and recommended that the contract be awarded to the lowest bidder, Gemini Contracting Services, Inc. ("Gemini"), in the amount of \$455,000.00. The Board concurred that, in its judgment, Gemini was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Discussion ensued regarding use of surplus capital project funds to pay for a portion of the project costs.

WATER PLANT NO. 1 DRAINAGE IMPROVEMENTS

Mr. Swanson gave an update on design of the Water Plant No. 1 drainage improvements and stated that advertisement for bids for construction of the project will not commence until after the easement has been obtained from Equistar Chemicals, LP 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 (the "Pond") and storm water pump station to serve Beltway 8/US 90 Commercial Subdivision Tract 5. He reported that the contractor has completed construction of the Pond and the electrical meter was installed. Mr. Swanson noted he anticipates that the generator for the storm water pump station will arrive this week.

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 and noted that the initial inspection by Harris County was requested on July 7, 2022.

PAVING OF NEW FOREST PARKWAY, SECTION 2

Mr. Swanson gave an update on construction of the paving to serve New Forest Parkway, Section 2. He stated that paving and the right turn lanes for New Forest Parkway, Section 2 are complete and noted that the initial inspection by Harris County was requested on July 7, 2022.

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 estimated receipt date for the generator for the project is August 17, 2022. Mr. Swanson recommended approval of Pay Estimate No. 3 in the amount of \$36,945.00 to 5J Services, LLC.

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, as well as the acquisition of the necessary waterline and force main easements for the project.

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

Mr. Swanson discussed an Abandonment of Storm Sewer Easement (0.111-acre) and requested Board approval of such abandonment subject to connection of the New Forest Town Center Lift Station site to the new storm sewer system.

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. He reported that the District received a request to annex land into the District. Discussion ensued.

UPDATE ON BOND APPLICATION NO. 14

Mr. Swanson gave an update on preparation of bond application no. 14.

After review and discussion, and based on the engineer's recommendation, Director Knowles moved to (1) approve the engineer's report; (2) award the contract for construction of the Water Plant No. 1, Phase 3 project to Gemini in the amount of \$445,000.00, subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor; (3) approve Pay Estimate No. 3 in the amount of \$36,945.00 to 5J Services, LLC for construction of the lift station to serve Beltway 8/US 90 Commercial Subdivision Tract 5; and (4) approve and authorize execution of the Abandonment of Storm Sewer Easement (0.111-acre) subject to connection of the

New Forest Town Center Lift Station site to the new storm sewer system. Director Allen seconded the motion, which passed by unanimous vote.

HARRIS COUNTY FRESH WATER SUPPLY DISTRICT NO. 51 ("HCFWSD NO. 51")
WATER PLANT REHABILITATION AND UPGRADE PROJECT

Following discussion, Mr. Swanson stated that he will contact the HCFWSD NO. 51 engineer and provide an update on the water plant rehabilitation and upgrade project to the Board next month.

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 then reviewed Subscriber Agreements, copies of which are attached to the operations report, related to signatory authority for the Texas Commission on Environmental Quality Discharge Monitoring Report System for Permit ID Nos. TX0095451 and TX0092991 for Wastewater Treatment Plant Nos. 1 and 2, respectively, and requested authorization from the Board for the execution of same.

After review and discussion, Director Knowles moved to (1) approve the operations report; (2) authorize Director Knowles to execute the Subscriber Agreements; and (3) authorize MDS to turn over one account in the amount of \$164.26, deemed to be uncollectible, to a collection agency. 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 (1) 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; 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 Garza 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.

RENEWAL OF DISTRICT’S INSURANCE POLICIES

Mr. Seale stated that the District’s insurance policies placed through Arthur J. Gallagher and Company (“Gallagher”) will expire on October 1, 2022. Following discussion, the Board directed ABHR to obtain a proposal for renewal of the District’s insurance policies from Gallagher.

AUTHORIZE EXECUTION OF INTERLOCAL AGREEMENT WITH THE HARRIS GALVESTON SUBSIDENCE DISTRICT (“HGSD”) FOR THE WATER WISE PROGRAM

Mr. Seale reviewed an Interlocal Agreement between the District and HGSD for participation in the WaterWise program and noted that the agreement provides for sponsorship of a maximum of 130 students for the 2022-2023 school year. Following review and discussion, Director Francis moved to approve and authorize execution of the Interlocal Agreement between the District and HGSD for the WaterWise program, and direct that the Agreement be filed appropriately and retained in the District’s official records. Director Knowles seconded the motion, which passed by unanimous vote.

DISTRICT MEETING SCHEDULE

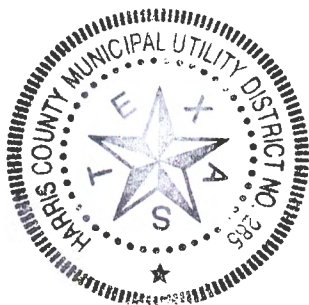
Following discussion, the Board concurred to hold its next regular meeting on Monday, August 15, 2022, at 6:30 p.m. at ABHR’s offices.


CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

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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