

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

October 21, 2024

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 21st day of October, 2024, 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
John Jones	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.; Calvin Browne of Municipal District Services L.L.C. ("MDS"); Mark Swanson and Travis Veillon of LJA Engineering, Inc. ("LJA"); Arthur K. Marshall of the North Channel Water Authority ("NCWA"); Scott Gray of Champions Hydro-Lawn, Inc. ("Champions"); Amy Carpenter and Jackie Noyola of Myrtle Cruz, Inc.; Craig Rathmann of Rathmann and Associates, L.P.; and Aaron Carpenter 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.

MINUTES

The Board considered approving the minutes of the September 16, 2024 regular meeting. After review and discussion, Director Francis moved to approve the minutes of the September 16, 2024 regular meeting, as submitted. Director Jones seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Carpenter 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.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the tax report for the month of September, a copy of which is attached. She stated that the District's 2023 taxes are 98.90% collected as of September 30, 2024. 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 Knowles moved to (1) approve the tax report and payment of the tax bills; and (2) approve the delinquent tax report. Director Jones seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Mr. Rathmann distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2024 debt service tax rate of \$0.33 per \$100 of assessed valuation. A copy of the debt service tax rate analysis is attached.

Mr. Carpenter stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2024 total tax rate of \$0.54 per \$100 of assessed valuation. Director Knowles then opened the public hearing. There being no comments from the public, Director Knowles closed the public hearing.

Mr. Carpenter presented an Order Levying Taxes for 2024 reflecting the proposed 2024 tax rate.

After review and discussion, Director Knowles moved to adopt the Order Levying Taxes reflecting a total 2024 tax rate of \$0.54 per \$100 of assessed valuation, comprised of \$0.33 to pay debt service on water, sewer, and drainage bonds and \$0.21 for operations and maintenance and direct that the Order be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which passed by unanimous vote.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

There was no discussion on this matter.

SECURITY SERVICES MATTERS

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 this matter.

NCWA REPORT

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

DETENTION FACILITIES REPORT

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

GARBAGE COLLECTION AND RECYCLING SERVICES MATTERS

The Board reviewed a report from Best Trash, a copy of which is attached, and discussed garbage collection and recycling services matters.

The Board then reviewed a 2024 holiday schedule provided by Best Trash. Following review and discussion, the Board concurred to post the schedule on the District's website and include it with the utility bills.

ENGINEER'S REPORT

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

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

Mr. Swanson gave an update on preparation of plans and specifications for the installation of natural gas generators at Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5.

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.

CLEARING OF TRACT LOCATED OFF WALLISVILLE ROAD EAST OF CARPENTERS LANDING

Mr. Swanson gave an update on the clearing of the tract located off Wallisville Road east of Carpenters Landing. He stated that the project is complete, and LJA is working with the contractor on the remaining items for the final pay estimate.

DETENTION POND TO SERVE TRACT LOCATED OFF WALLISVILLE ROAD EAST OF CARPENTERS LANDING

Mr. Swanson gave an update on construction of the detention pond to serve the tract off Wallisville Road east of Carpenters Landing and reported that the clearing and demolition portion of the contract is complete. He recommended approval of Pay Estimate No. 1 to DC Contracting Services, LLC in the amount of \$91,993.50.

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.

WATERLINE EXTENSION AND FORCE MAIN TO SERVE TRACT LOCATED OFF WALLISVILLE ROAD EAST OF CARPENTERS LANDING

Mr. Swanson gave an update on construction of the waterline extension and force main to serve the tract off Wallisville Road east of Carpenters Landing.

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 execution of a water line and a storm sewer easement by the Carpenter's Landing Homeowner' Association necessary for the waterline extension and force main to serve the tract off Wallisville Road east of Carpenters Landing.

DEVELOPMENT OF GEOGRAPHIC INFORMATION SYSTEM ("GIS")

Mr. Swanson reported that LJA will present a proposal for development of GIS for the District after the scope of service has been confirmed with MDS.

EMERGENCY INTERCONNECT WITH NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 ("NEHCMUD 1")

Mr. Swanson gave an update on the proposed emergency water supply interconnect with NEHCMUD 1 and reported that NEHCMUD 1 is not proposing that the line be metered. Discussion ensued.

Following review and discussion, based upon the engineer's recommendation, Director Knowles moved to (1) approve the engineer's report; and (2) approve of Pay Estimate No. 1 to DC Contracting Services, LLC in the amount of \$91,993.50 for construction of the detention pond to serve the tract off Wallisville Road east of Carpenters Landing. Director Francis seconded the motion, which passed by unanimous vote.

ANNEXATION OF 15.022-ACRE TRACT

Mr. Swanson provided an update on preparation of the application to the City of Houston requesting approval of the proposed annexation of the 15.022-acre tract of land into the District.

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

There was no update 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 updated the Board on the District's lead and copper service line inventory (the "Lead & Copper Inventory"), as reflected in the operator's report. He reported that MDS completed the Lead & Copper Inventory for the District, as required by the EPA, and it has been determined that the system has no lead service lines or galvanized requiring replacement service lines.

The Board considered amending the District's Rate Order to reflect MDS' updated rate schedule, which was approved by the Board last month.

After review and discussion, Director Knowles moved to (1) approve the operations report; (2) adopt an amended District Rate Order; and (3) authorize MDS to turn over one account in the amount of \$68.40, deemed to be uncollectible, to a collection agency. Director Jones 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 Jones and passed by unanimous vote.

DISTRICT MEETING SCHEDULE


Following discussion, the Board concurred to hold its next regular meeting on Monday, November 18, 2024 at 6:30 p.m. at ABHR's offices.

Due to the Martin Luther King Day holiday, the Board concurred to hold its regular meeting in January on Monday, January 13, 2024 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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