

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

November 18, 2019

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 18th day of November, 2019, at 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.; Amy Symmank of Myrtle Cruz, Inc.; William "Bill" Ehler, P.E. of LJA Engineering, Inc. ("LJA"); Calvin Browne of Municipal District Services L.L.C. ("MDS"); Arthur K. Marshall of the North Channel Water Authority ("NCWA"); Justin Jenkins of McCall Gibson Swedlund Barfoot PLLC ("McCall"); Mary DuBois of Acclaim Energy Advisors ("Acclaim"); and Robert A. Seale, Aaron N. Carpenter, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("AHBR").

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 October 21, 2019, regular meeting. After review and discussion, Director Allen moved to approve the minutes of the October 21, 2019, regular meeting as submitted. Director Garza seconded the motion, which carried unanimously.

NCWA REPORT

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

APPROVE DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2019 UNLIMITED TAX BONDS

Mr. Jenkins presented and reviewed the draft developer reimbursement report for the District's Unlimited Tax Bonds, Series 2019 ("Series 2019 Bonds"). After review and discussion, Director Allen moved to (1) approve the developer reimbursement report and direct that the report be filed appropriately and retained in the District's official records; and (2) authorize disbursement of the Series 2019 Bond proceeds. Director Francis seconded the motion, which carried by unanimous vote.

CONSIDER ELECTRICITY CONTRACT OPTIONS AND AUTHORIZE APPROPRIATE ACTION

Ms. DuBois presented and reviewed an electricity market update, a copy of which is attached. The Board discussed participation in an electricity pool with Acclaim and entering into an electricity contract beginning May 1, 2024 through April 30, 2029, at a rate not to exceed \$0.03995 per kilowatt hour. Following review and discussion, Director Allen moved to (1) enter into an electricity contract beginning May 1, 2024 through April 30, 2029, at a rate not to exceed \$0.03995 per kilowatt hour; (2) authorize the Board President or Secretary to execute the new contract subject to ABHR review of the new contract; and (3) direct that the contract be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Symmank presented and 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 Allen seconded the motion, which passed unanimously.

Mr. Seale reviewed the interim arbitrage rebate report regarding the District's Series 2014 Bonds prepared by OmniCap Group LLC. Mr. Seale stated the report indicates no arbitrage rebate payment is required by the District.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the monthly tax report, a copy of which is attached. She stated the District's 2019 taxes are 1.93% collected as of October 31, 2019. 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 Francis seconded the motion, which passed by unanimous vote.

RESOLUTION CASTING BALLOT FOR THE ELECTION OF A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS COUNTY APPRAISAL DISTRICT

Mr. Seale reviewed a Resolution Casting Ballot for the Election of a Person to the Board of Directors of the Harris County Appraisal District. After review and discussion, Director Allen moved to cast the District's vote for Glenn Peters and adopt the Resolution Casting Ballot for the Election of a Person to the Board of Directors of the Harris County Appraisal District and direct that the Resolution be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which carried unanimously.

WEBSITE MATTERS

The Board discussed District website matters.

SECURITY SERVICES REPORT

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

DEVELOPMENT IN THE DISTRICT

There was no report regarding development in the District.

DETENTION FACILITIES REPORT

The Board reviewed the Detention and Drainage Facilities Report from Champions Hydro-Lawn, Inc., 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. Following review and discussion, the Board requested that MDS add a notice to the water bill to notify customers that trees, shrubs, and fencing must be no more than four feet long, tied in bundles, and may not exceed 40 pounds.

ENGINEER'S REPORT

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

APPROVE PLANS AND SPECIFICATION AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR CONSTRUCTION OF FACILITIES IN THE SERVICE AREA

Mr. Ehler gave an update on design of the following projects: (1) detention pond and storm water pump station to serve Beltway 8/US 90 Commercial Subdivision Tract 5; (2) water, sanitary sewer and drainage facilities to serve Beltway 8/US 90 Commercial Subdivision Tract 5; (3) lift station to serve Beltway 8/US 90 Commercial Subdivision Tract 5; and (4) water, sanitary sewer and drainage facilities to serve Beltway 8/US 90 Commercial Subdivision Tracts 4 & 6.

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

Mr. Ehler 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, and the acquisition of necessary easements for the project.

WATER, SEWER AND DRAINAGE FACILITIES TO SERVE NEW FOREST PARKWAY, PHASE 1

Mr. Ehler gave an update on construction of the water, sewer and drainage facilities to serve New Forest Parkway, Phase 1. He stated that advertisement for bids for the project will be delayed until land at the southwest corner of the tract is sold.

WASTEWATER TREATMENT PLANT ("WWTP") NO. 2 EXPANSION, INCLUDING TRIFURCATION

Mr. Ehler updated the Board on construction of the WWTP No. 2 expansion and stated he anticipates that final deficient items will be satisfactorily addressed by the end of December, 2019.

NEW FOREST TOWN CENTER LIFT STATION (LIFT STATION NO. 6)

Mr. Ehler updated the Board on construction of the New Forest Town Center lift station and stated the project is substantially complete with the exception of the required permit from the Texas Department of Transportation for the access road connection to the Beltway 8 feeder road. He recommended approval of Pay Estimate No. 7 to Reddico Construction Co., in the amount of \$18,035.13.

SANITARY AND STORM SEWER IMPROVEMENTS FOR BELTWAY 8/US 90 RESTRICTED RESERVE A AND B, CONTRACT NO. 2

Mr. Ehler updated the Board on construction of sanitary and storm sewer improvements for Beltway 8/US 90 Restricted Reserve A and B, Contract No. 2. He recommended approval of Pay Estimate No. 2 and Final to Bay Utilities, Inc., in the amount of \$3,419.65, and acceptance of the project for maintenance by the District.

WWTP NO. 2 ON-SITE LIFT STATION REHABILITATION

Mr. Ehler gave an update on construction of the WWTP No. 2 on-site lift station rehabilitation project and stated that a Notice to Proceed was issued for October 29, 2019.

DEEDS, EASEMENTS, PLATS, SURVEYS, AS-BUILT CERTIFICATIONS, APPRAISALS, AND CONSENTS TO ENCROACHMENT

Mr. Ehler stated that LJA received a request for a Consent to Encroachment from the District for pavement, a sign, and a trash containment area for the proposed Service King Automotive Repair ("Service King") development that encroaches on District easements. He stated that LJA does not object to granting the Consent to Encroachment.

UTILITY COMMITMENT REQUESTS

Mr. Ehler discussed with the Board the status of the proposed Phases I and II multi-family developments located on the New Forest Town Center site, Service King, and Panda Express.

After review and discussion, based on the engineer's recommendations, Director Allen moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 7 in the amount of \$18,035.13 for the New Forest Town Center lift station; (3) approve Pay Estimate No. 2 and Final to Bay Utilities, Inc., in the amount of \$3,419.65 for construction of sanitary and storm sewer improvements for Beltway 8/US 90 Restricted Reserve A and B, Contract No. 2, and accept the project for maintenance by the District; and (4) approve and authorize execution of the Consent to Encroachment for the Service King development. Director Garza seconded the motion, which passed by unanimous vote.

CONSIDER USE OF EMINENT DOMAIN AUTHORITY TO CONDEMN PROPERTY AND, IF APPROPRIATE, ADOPT RESOLUTIONS AUTHORIZING ACQUISITION OF REAL PROPERTY TO CONFIRM THE EXISTENCE OF A PUBLIC NECESSITY FOR THE ACQUISITION OF CERTAIN PROPERTIES AND PROPERTY INTERESTS ALONG THE ROUTE DESCRIBED IN THE RESOLUTIONS AND AUTHORIZE THE INITIATION OF CONDEMNATION PROCEEDINGS TO ACQUIRE SUCH PROPERTIES AND PROPERTY INTERESTS

Discussion ensued regarding acquisition of property necessary for the water plant expansion project. Following discussion, Director Allen moved to adopt Resolutions Declaring Acquisition of Access and Force Main and Water Line Easements a Public Necessity and Authorizing Initiation of Condemnation Proceedings (the "Resolutions"), each of which authorizes the use of the power of eminent domain to acquire properties and property interests on the tracts of land described in Exhibit A to the Resolutions for the construction, operation, and maintenance of the water plant. Director Francis seconded the motion, which carried unanimously.

ENGAGE CONDEMNATION ATTORNEY

Following discussion, the Board concurred to consider engaging a condemnation attorney next month, if necessary.

UPDATE ON APPLICATION FOR ACQUISITION OF ROAD POWERS

Mr. Ehler gave an update on the application to the Texas Commission on Environmental Quality ("TCEQ") for acquisition of road powers.

OPERATIONS REPORT

Mr. Browne distributed and 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 on two permit excursions at WWTP No. 2 during the month of September 2019. Mr. Browne reported that the TCEQ approved the District's 120-day extension request to complete the Supplemental Environmental Project. After review and discussion, Director Francis moved to approve the operations report. Director Garza seconded the motion, which passed by unanimous vote.

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

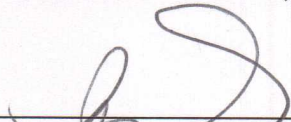
for reason of non-payment. Following review and discussion, Director Francis moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. The motion was seconded by Director Garza and passed by unanimous vote.

DISTRICT MEETING SCHEDULE

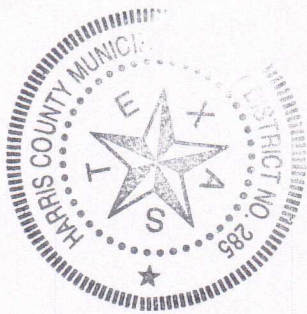
The Board concurred to hold its next regular meeting on Monday, December 16, 2019, at 6:30 p.m. at ABHR. The Board concurred to change the January regular meeting date to Monday, January 13, 2020, at 6:30 p.m.

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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