

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

December 16, 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 16th day of December, 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 except Director Francis, thus constituting a quorum. Director Francis participated in the meeting via teleconference.

Also present at the meeting were Darce' Ahlschlager of Wheeler & Associates, Inc.; Dana Davis 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"); Josh Fort of Champions Hydro-Lawn, Inc. ("Champions"); Gary Ferguson and Cody Musser of BPI Realty Services, Inc.; 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 November 18, 2019, regular meeting. After review and discussion, Director Allen moved to approve the minutes of the November 18, 2019, regular meeting as submitted. Director Garza seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Davis 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 Allen moved to

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

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

Mr. Seale reviewed the District's Travel Reimbursement Guidelines applicable to any Board member's attendance at the AWBD winter conference in Dallas. Following review and discussion, Director Allen moved to authorize up to three per diems and two hotel nights at the conference rate for Directors attending the AWBD winter conference in Dallas to be submitted in accordance with the District's Travel Reimbursement Guidelines. Director Garza seconded the motion, which passed unanimously.

ARBITRAGE REBATE REPORT FOR SERIES 2014 REFUNDING BONDS

Mr. Seale reviewed the interim arbitrage rebate report regarding the District's Series 2014 Refunding 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 6.86% collected as of November 30, 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 Allen 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 by unanimous vote.

WEBSITE MATTERS

There was no discussion on District website matters.

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

Mr. Ferguson gave a report regarding development in the District.

NCWA REPORT

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

DETENTION FACILITIES REPORT

Mr. Fort reviewed the Detention and Drainage Facilities Report from Champions, a copy of which is attached. He presented a proposal from Champions in the amount of \$4,250 to desilt and regrade approximately 150 linear feet on the south side of the New Forest Pond. A copy of the proposal is included in the Detention and Drainage Facilities Report. Following review and discussion, Director Allen moved to approve the proposal from Champions in the amount of \$4,250 and direct that it be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which passed by unanimous vote.

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

APPROVE PLANS AND SPECIFICATIONS 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. He stated that Property Acquisition Services, LLC anticipates the easements will be granted to the District by mid to late January.

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 he anticipates that the land at the southwest corner of the tract will be sold by the end of the month.

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

Mr. Ehler updated the Board on construction of the WWTP No. 2 expansion. He stated that the project is complete and the final inspection is scheduled for December 18, 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. He stated that 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.

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. He recommended approval of Change Order No. 1 to the contract with Pioneer Construction Services, LLC ("Pioneer") in the amount of \$24,285.00 for an overrun in quantity due to additional wet well liner removal and replacement. The Board determined that Change Order No. 1 is beneficial to the District. Mr. Ehler then recommended approval of Pay Estimate No. 1 to Pioneer in the amount of \$105,750.00.

Discussion ensued regarding removal and replacement of the entire wet well liner. Following discussion, the Board requested that LJA investigate whether the District should remove and replace the entire wet well liner and report back next month.

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. He reported that LJA has issued a letter of availability to Service King for 3 ESFCs of water and wastewater capacity and 1 ESFC for irrigation.

After review and discussion, based on the engineer's recommendations, Director Allen moved to (1) approve the engineer's report; (2) approve Change Order No. 1 in the amount of \$24,285.00 to the contract with Pioneer, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation; and (3) approve Pay Estimate No. 1 in the amount of \$105,750.00 for construction of the WWTP No. 2 on-site lift station rehabilitation project. Director Garza seconded the motion, which passed by unanimous vote.

UPDATE ON APPLICATION FOR ACQUISITION OF ROAD POWERS

Mr. Ehler updated the Board on the preparation of the road powers application.

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. After review and discussion, Director Allen moved to (1) approve the operations report; and (2) authorize MDS to turn over one account in the amount of \$98.66 deemed to be uncollectible to a collection agency. 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 Allen moved to authorize termination of delinquent accounts in accordance with the District's Rate Order, with the exception that delinquent customers will be given the opportunity to appear before the Board of Directors at the January 13, 2020, meeting to explain, contest or correct their bills, 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.

SUPPLEMENTAL REPORT ON OPERATION AND MAINTENANCE OF DISTRICT FACILITIES

Mr. Ehler reported the supplemental report on the District's wastewater treatment plants and lift stations will be presented at the next Board meeting.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Mr. Seale reported ABHR has filed the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812, 84th Texas Legislature.

DISTRICT MEETING SCHEDULE

The Board concurred to hold its next regular meeting on Monday, January 13, 2020, at 6:30 p.m. at ABHR.

ENGAGE CONDEMNATION ATTORNEY

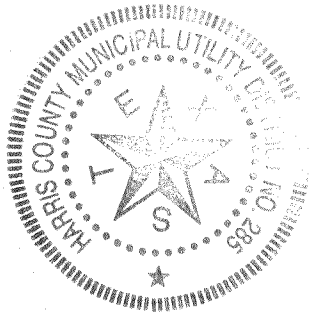
Following discussion, the Board concurred to consider engaging a condemnation attorney next month, if necessary.

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

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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