

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

May 19, 2025

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 19th day of May, 2025, 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 except Director Knowles, 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"); Magen Fischer of Sales Revenue Inc.; Mark Swanson of LJA Engineering, Inc. ("LJA"); Jackie Noyola of Myrtle Cruz, Inc.; Scott Gray of Champions Hydro-Lawn, Inc. ("Champions"); Arthur K. Marshall of the North Channel Water Authority ("NCWA"); Lieutenant Aaron Waybright, Sargeant Steven Thompson, Deputy Frank Euresti, and Deputy Arieanna Onuba-Kimble of the Harris County Sheriff's Office (the "Sheriff"); 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 April 21, 2025 regular meeting. After review and discussion, Director Francis moved to approve the minutes of the April 21, 2025 regular meeting, as submitted. Director Garza seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Noyola 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 Garza moved to approve the

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

SECURITY SERVICES MATTERS

The Board reviewed the security report from the Sheriff, a copy of which is attached, and discussed District security services matters.

Lieutenant Waybright answered questions regarding security from the Board. He discussed law enforcement-related services that District receives from Harris County (the "County") outside of the County's obligations pursuant to the contract between the District and the County for law enforcement services.

Lieutenant Waybright, Sargeant Thompson, Deputy Euresti, and Deputy Onuba-Kimble left the meeting.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the tax report for the month of April, a copy of which is attached. She stated that the District's 2024 taxes are 97.32% collected as of April 30, 2025. 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 Jones seconded the motion, which passed unanimously.

Ms. Fischer presented a report on the District's sales tax revenue accounts, a copy of which is attached, and reviewed the new and revised sales and use tax permits issued since the last report for businesses located within the District's Strategic Partnership Agreement boundaries.

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

Mr. Carpenter reviewed the District's Travel Reimbursement Guidelines applicable to any Board member's attendance at the AWBD summer conference in San Antonio. Following review and discussion, the Board concurred to authorize up to four per diems and three nights of hotel accommodations for Directors attending the AWBD summer conference in San Antonio, all to be submitted in accordance with the District's Travel Reimbursement Guidelines.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

There was no discussion on this matter.

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

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, SEWER AND DRAINAGE FACILITIES TO SERVE NEW FOREST TOWN CENTER WEST

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

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 the County for approval.

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

Mr. Swanson gave an update on the installation of natural gas generators at Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5 and stated that a schedule to advertise for bids for the project is being finalized.

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 recommended approval of Pay Estimate No. 5 to DC Contracting Services, LLC in the amount of \$47,898.00.

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 reviewed a proposal from Berg Oliver Associates, Inc. in the amount of \$2,900.00 to conduct a phase I environmental assessment before the District acquires Carpenters Landing East Reserves B, E, and G 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.

Following review and discussion, based upon the engineer's recommendation, Director Jones moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 5 to DC Contracting Services, LLC in the amount of

\$47,898.00 for construction of the detention pond to serve the tract off Wallisville Road east of Carpenters Landing; and (3) approve the proposal from Berg Oliver Associates, Inc., and direct that the proposal be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which passed by unanimous vote.

ANNEXATION OF 15.022-ACRE TRACT

Mr. Carpenter reported that the District received the City of Houston's consent to annex the 15.022-acre tract of land (the "Tract") into the District.

The Board reviewed a Petition for Addition of Certain Land from LWD Industrial Retail Partners, LLC ("Ley Wilson") to the District for the annexation of the Tract that Ley Wilson intends to develop within the District.

The Board then reviewed an Order Adding Land reflecting that the Tract will be added to the District's total acreage.

The Board also reviewed an Amendment to Information Form that reflects the addition of the Tract to the District's total acreage, which Mr. Carpenter stated should be filed with the Texas Commission on Environmental Quality (the "TCEQ") and recorded in the real property records of Harris County.

Following review and discussion, Director Jones moved to: (1) accept the Petition for Addition of Certain Land; (2) adopt the Order Adding Land; and (3) approve the Amendment to Information Form; and (4) direct that all documents be filed as appropriate and retained in the District's official records. Director Garza seconded the motion, which passed unanimously.

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

Mr. Browne then reviewed the District's annual Consumer Confidence Report (the "CCR"), a copy of which is attached. Discussion ensued regarding revisions to the CCR.

After review and discussion, Director Jones moved to (1) approve the operations report; (2) approve the CCR, as revised, and authorize MDS to mail the CCR and file a certificate of mailing with the TCEQ; and (3) authorize MDS to turn over six accounts in the total amount of \$2,822.38, 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 Jones 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 unanimously.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, June 16, 2025 at 6:30 p.m. at ABHR's offices.

ENGINEER'S REPORT (Continued)

Mr. Swanson recommended approval of Change Order No. 2, resulting in an decrease in the amount of \$23,200.55 to the contract with DC Contracting Services, LLC for adjusted quantities, items for the access driveway connection, and adjustment of the floatable collection screen item. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 2 is beneficial to the District.

Following review and discussion, Director Jones moved to approve Change Order No. 2, resulting in a decrease in the amount of \$23,200.55 to the contract with DC Contracting Services, LLC, based on the engineer's recommendation and the Board's finding that the change order is beneficial to the District. Director Allen seconded the motion, which passed by unanimous vote.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.076, TEXAS GOVERNMENT CODE

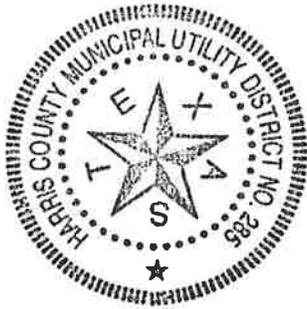
The Board convened in executive session at 7:41 p.m., pursuant to Section 551.076 of the Texas Government Code, to deliberate regarding security matters. Mr. Browne, Mr. Carpenter, and Ms. Panozzo were also present in executive session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING MATTERS DISCUSSED IN EXECUTIVE SESSION

The Board reconvened in regular session at 8:18 p.m. Director Jones moved to request a contract with Harris County to begin on October 1, 2025, for the services of four deputies to devote 100% of their working time and one deputy devoting 70% of their working time to provide law enforcement services within the District. Director Francis seconded the motion, which passed unanimously.

There being no further business to come before the Board, the meeting was adjourned by agreement.

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	1
Security report.....	2
Tax report.....	2
Delinquent tax report.....	2
Report on the District's sales tax revenue accounts.....	2
Report on NCWA matters.....	3
Detention and drainage facilities report.....	3
Garbage collection and recycling services report from Best Trash.....	3
Engineer's report.....	3
Operations report.....	5
Consumer Confidence Report.....	5