

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

June 16, 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 16th day of June, 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 Allen, 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"); Jackie Noyola of Myrtle Cruz, Inc.; Scott Gray of Champions Hydro-Lawn, Inc. ("Champions"); and Hannah Brook 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 May 19, 2025 regular meeting. After review and discussion, Director Knowles moved to approve the minutes of the May 19, 2025 regular meeting, as submitted. Director Francis seconded the motion, which passed unanimously.

ARBITRAGE REBATE REPORT FOR SERIES 2015 REFUNDING BONDS

Ms. Brooks reviewed the interim arbitrage rebate report regarding the District's Series 2015 Refunding Bonds prepared by OmniCap Group LLC. She stated the report indicates that no arbitrage rebate payment is required by the District.

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

The Board discussed the AWBD summer conference. After review and discussion, Director Knowles moved to (1) approve reimbursement of eligible expenses for the AWBD summer conference, which the bookkeeper confirmed were in compliance with the District’s travel reimbursement guidelines; and (2) authorize all interested directors to attend the AWBD winter conference in Houston, Texas. Director Francis seconded the motion, which passed unanimously.

DISCUSS AMERICAN WATER WORKS ASSOCIATION (“AWWA”) CONFERENCE AND APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES

The Board discussed the AWWA conference. After review and discussion, Director Knowles moved to approve reimbursement of eligible expenses for the AWWA conference, which the bookkeeper confirmed were in compliance with the District’s travel reimbursement guidelines. Director Francis 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. She then reviewed a proposed amended budget for the fiscal year ending March 31, 2026, a copy of which is included in the bookkeeper’s report. After review and discussion, Director Knowles moved to (1) approve the bookkeeper’s report, the investment report, and payment of the bills; and (2) adopt the amended budget for the fiscal year ending March 31, 2026. Director Francis seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the tax report for the month of May, a copy of which is attached. She stated that the District’s 2024 taxes are 97.26% collected as of May 31, 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.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR HARRIS CENTRAL APPRAISAL DISTRICT

Following discussion, Director Knowles moved to adopt a Resolution Nominating Candidate for Board of Director Election for Harris Central Appraisal District (the "Election"), reflecting the nomination of Martina Lemond Dixon as a candidate to be placed on the ballot for the Election, and direct that such Resolution be filed appropriately and retained in the District's official records. Director Jones seconded the motion, which passed unanimously.

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

The Board reviewed a report on North Channel Water Authority 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. The Board discussed installing cable between the bollards recently installed at the access point of the New Forest Pond near the east side of the Burleson Bend cul-de-sac and the access point of the New Forest Channel located near the southwest side of the Burleson Bend cul-de-sac (the "Bollards"). Following discussion, Director Jones moved to authorize Champions to install cable between the Bollards at a cost not to exceed \$3,000.00. Director Knowles seconded the motion, which passed unanimously.

GARBAGE COLLECTION AND RECYCLING SERVICES MATTERS

There was no discussion on this matter.

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 and reported that design plans have been submitted to Harris County (the "County") for review.

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 opening of bids for installation of the generators is scheduled for June 26, 2025.

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. He recommended approval of Change Order No. 2, resulting in an increase in the amount of \$23,200.55 to the contract with DC Contracting Services, LLC for relocating a fiber optic cable box and quantity adjustments. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 2 is beneficial to the District. Mr. Swanson then recommended approval of Pay Estimate No. 6 and Final to DC Contracting Services, LLC in the amount of \$248,260.07 and acceptance of the project.

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. He recommended approval of Change Order No. 1, resulting in a decrease in the amount of \$24,719.00 to the contract with TexaSite LLC to remove unused items and to add costs for remobilization and for requirements imposed by Air Projects in the field. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District. Mr. Swanson then recommended approval of Pay Estimate No. 2 and Final to TexaSite LLC in the amount of \$366,037.22 and acceptance of the project.

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

The Board reviewed a Special Warranty Deed for the conveyance of Carpenters Landing East Reserves B, E, and G from the LDW Industrial Retail Partners, LLC ("LDW") to the District.

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 Knowles moved to (1) approve the engineer's report; (2) approve Change Order No. 2, resulting in an increase in the amount of \$23,200.55 to the contract with DC Contracting Services, LLC, based on the Board's finding that the change order is beneficial to the District; (3) approve Pay Estimate No. 6 and Final to DC Contracting Services, LLC in the amount of \$248,260.07 for construction of the detention pond to serve the tract off Wallisville Road east of Carpenters Landing and accept the project; (4) approve Change Order No. 1, resulting in a decrease in the amount of \$24,719.00 to the contract with TexaSite, LLC, based on the Board's finding that the change order is beneficial to the District; (5) approve Pay Estimate No. 2 and Final to TexaSite LLC in the amount of

\$366,037.22 for construction of the waterline extension and force main to serve the tract off Wallisville Road east of Carpenters Landing and accept the project; and (6) accept and authorize execution of the Special Warranty Deed from LDW. Director Jones seconded the motion, which passed by unanimous vote.

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

Mr. Browne reported that Lift Pump No. 2 at Lift Station No. 3 is in need of repair. He presented proposals to repair the pump, in the amount of \$11,577.00, or to replace the pump.

Mr. Brown then reported that Blower No. 3 at Wastewater Treatment Plant ("WWTP") No. 2 is in need of report and presented a proposal to replace the blower in the amount of \$26,755.00.

After review and discussion, Director Knowles moved to (1) approve the operations report; (2) approve the repair of Lift Pump No. 2 at Lift Station No. 3 in the amount of \$11,577.00; (3) approve replacement of Blower No. 3 at WWTP No. 2 in the amount of \$26,755.00; and (4) authorize MDS to turn over two accounts in the total amount of \$438.76, 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 unanimously.

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

Mr. Carpenter reviewed an Interlocal Agreement between the District and HGSD for participation in the Water Conservation Education Program and noted that the agreement provides for sponsorship of a maximum of 130 students for the 2025-2026 school year. Following review and discussion, Director Knowles moved to approve and authorize execution of the Interlocal Agreement between the District and HGSD for the Water Conservation Education Program, and direct that such agreement be filed appropriately and retained in the District's official records. Director Jones seconded the motion, which passed by unanimous vote.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, July 21, 2025 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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