

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

July 15, 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 15th day of July, 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 except Directors Allen and Garza, thus constituting a quorum.

Also present at the meeting were: Darce' Ahlschlager of Wheeler & Associates, Inc. ("Wheeler"); Amy Carpenter and Jackie Noyola of Myrtle Cruz, Inc.; 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"); Joseph Ellis of McCall Gibson Swedlund Barfoot PLLC; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

On the telephone was Calvin Browne of Municipal District Services L.L.C. ("MDS").

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 June 17, 2024 regular meeting. After review and discussion, Director Knowles moved to approve the minutes of the June 17, 2024 regular meeting, as submitted. Director Francis seconded the motion, which passed unanimously.

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 impact of Hurricane Beryl on operations of the District's wastewater treatment plant and lift station facilities. After review and discussion, Director Knowles moved to approve the operations report. 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.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the tax report for the month of June, a copy of which is attached. She stated that the District's 2023 taxes are 98.27% collected as of June 30, 2024. After review and discussion, Director Knowles moved to approve the tax report and payment of the tax bills. Director Francis seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END MARCH 31, 2024

Mr. Ellis presented the District's audit for fiscal year end March 31, 2024. He also reviewed an audit summary letter, management letter, and Board representation letter. Following review and discussion, Director Knowles moved to approve the audit for fiscal year end March 31, 2024, subject to final review by the Board and all consultants, and direct that the audit be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Carpenter reviewed a list of checks for payment provided by Myrtle Cruz, Inc., a copy of which is attached. After review and discussion, Director Knowles moved to approve the attached list of checks for payment. Director Jones seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2024 TAX YEAR

Mr. Carpenter discussed the “truth-in-taxation” property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district’s development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District’s category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District’s development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2024 tax year.

Following review and discussion, Director Knowles moved to adopt a Resolution Regarding Development Status for 2024 Tax Year establishing the District as a Developing District for the 2024 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District’s official records. Director Jones seconded the motion, which passed by a 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 gave a report on NCWA matters.

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.

ENGINEER'S REPORT

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

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.

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. He reported that a non-mandatory pre-bid meeting is scheduled for July 24, 2024, at 2:00 p.m., and bids for the project are scheduled to be opened on July 31, 2024.

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 and stated that a schedule for advertisement for bids for the project is being determined.

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.

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.

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.

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.

Mr. Swanson reported that Northeast Harris County Municipal Utility District No. 1 ("NE MUD 1"), which includes the Edgewood Village neighborhood, contacted LJA regarding the District providing emergency water supply to NE MUD 1 via interconnect. Discussion ensued. Following discussion, the Board concurred to further discuss providing emergency water supply to NE MUD 1 via interconnect at a future Board meeting.

ANNEXATION OF 15.022-ACRE TRACT

There was no update on this matter.

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

There was no update on this matter.

SUPPLEMENTAL REPORT ON OPERATION AND MAINTENANCE OF DISTRICT FACILITIES

Mr. Haan reviewed the supplemental report on the District's wastewater treatment plants and lift stations, a copy of which is attached. Following review and discussion, the Board requested that LJA present a proposal for engineering services and an estimated cost to replace the Wastewater Treatment Plant No. 1 generator and to install generators at Lift Station Nos. 1, 3, 4 and 5 at the next Board meeting.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

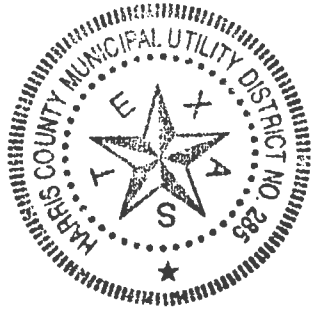
Mr. Carpenter stated that the District's insurance policies placed through Arthur J. Gallagher and Company ("Gallagher") will expire on October 1, 2024. Following discussion, the Board directed ABHR to obtain a proposal for renewal of the District's insurance policies from Gallagher.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, August 19, 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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