

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

August 18, 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 18th day of August, 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 Garza, thus constituting a quorum. Director Garza participated in the meeting via teleconference.

Also present at the meeting were: Magen Fisher of Sales Revenue, Inc.; Calvin Browne of Municipal District Services L.L.C. ("MDS"); 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"); and Aaron Carpenter and Veronica Seguin 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 July 21, 2025 regular meeting. After review and discussion, Director Allen moved to approve the minutes of the July 21, 2025 regular meeting, as submitted. Director Francis seconded the motion, which passed unanimously.

ARBITRAGE REBATE REPORT

Mr. Carpenter presented and reviewed an Arbitrage Rebate Report for the District's Series 2020 Refunding Bonds, prepared by Omnicap. He stated the Report reflects no payments due from the District.

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

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted an annual review of the District's Investment Policy. Mr. Carpenter stated that no changes were recommended. Following review and discussion, Director Knowles moved to adopt the Resolution Regarding Annual Review of Investment Policy and direct that such Resolution be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which passed unanimously.

REVIEW, REVISE, AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Mr. Carpenter reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, noting that an updated list has been provided by the bookkeeper. Following review and discussion, Director Knowles moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions and direct that such Resolution be filed appropriately and retained in the District's official records. Director Francis seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Fisher reviewed the tax report for the month of June, a copy of which is attached. She stated that the District's 2024 taxes are 98.19% collected as of July 31, 2025. After review and discussion, Director Allen moved to approve the tax report and payment of the tax bills. Director Jones seconded the motion, which passed unanimously.

Ms. Fisher presented and reviewed a Sales Tax Allocation Report, a copy of which is attached.

Director Garza joined the meeting via teleconference.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

There was no discussion on this item.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

Director Allen discussed options for emergency messaging. Mr. Brown stated MDS has the ability to make e-blasts and send text messages.

SECURITY SERVICES MATTERS

The Board reviewed the security report from the Harris County Sheriff's Office, a copy of which is attached. Director Allen reported on requirements for certain residential housing authorities and District resident concerns regarding safety in the community.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this matter.

NCWA REPORT

Mr. Marshall presented and 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.

Mr. Gray reported that the acreage used to price the District's maintenance budget for the year was incorrect. He reported the revised annual maintenance budget increase is \$15,013, instead of \$32,000.

Following discussion, Director Allen moved to (1) accept the Detention and Drainage Facilities Reports; and (2) approve the reduction in annual maintenance budget, as discussed. Director Francis seconded the motion, which passed unanimously.

GARBAGE COLLECTION AND RECYCLING SERVICES

The Board reviewed a garbage collection report from Best Trash, Inc., 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 updated the Board on installation of natural gas generators at Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5.

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 presented and recommended approval of Pay Estimate No. 1, in the amount of \$831,021.75, to 5J Services, for 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

Mr. Swanson gave an update on a request for the District to serve Harris County Precinct No. 1's ("Precinct 1") maintenance facility located at 15530 Mill Road (the "Miller Road Camp") with out-of-District water service. He noted that Precinct 1 is no longer requesting out-of-District wastewater service from the District for the Miller Road Camp.

Mr. Swanson reported on three access easements required for the long-term maintenance of the District's detention facilities in Carpenters Landing East. He stated an additional easement is required to access a portion of one of the detention ponds which extends outside the District's reserves.

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; and (2) approve the Pay Estimate, as presented; and (3) approve the access easements, as discussed. Director Allen seconded the motion, which passed by unanimous vote.

Discussion ensued regarding the timeline for the installation of the District's generators.

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

Mr. Browne reported on a request for the replacement of the fence around the water plant. He stated MDS has solicited proposals for the replacement of the fence in both chain link with slats and wood. After discussion, Director Jones moved to authorize MDS to proceed with the installation of a chain link fence with wooden slats around the perimeter of the water plant in an amount not to exceed \$87,600. Director Allen 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 installation of smart meters in the District.

Mr. Browne requested authorization to write-off \$153.44 in uncollectable accounts.

After review and discussion, Director Knowles moved to (1) approve the operations report; and (2) authorize MDS to turn over accounts in the total amount of \$153.44, 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.

Discussion ensued regarding scheduling a tour of the District’s facilities in October, 2025.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, September 15, 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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