

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

August 19, 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 19th day of August, 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 Director Allen, thus constituting a quorum.

Also present at the meeting were: Darce' Ahlschlager of Wheeler & Associates, Inc.; Amy Carpenter and Jackie Noyola of Myrtle Cruz, Inc.; Calvin Browne of Municipal District Services L.L.C. ("MDS"); Mark Swanson of LJA Engineering, Inc. ("LJA"); Arthur K. Marshall of the North Channel Water Authority ("NCWA"); Scott Gray of Champions Hydro-Lawn, Inc. ("Champions"); Ken Farrar of Best Trash, LLC ("Best Trash"); 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 July 15, 2024 regular meeting. After review and discussion, Director Knowles moved to approve the minutes of the July 15, 2024 regular meeting, as submitted. Director Francis seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

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

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 98.32% collected as of July 31, 2024. The Board reviewed the delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott, LLP, a copy of which is attached. After review and discussion, Director Knowles 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 unanimously.

DISCUSS 2024 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board deferred this matter to next month.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

There was no discussion on this matter.

SECURITY SERVICES MATTERS

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

Mr. Farrar reviewed correspondence from Best Trash, a copy of which is attached, regarding the District's annual automatic adjustment to the garbage and recycling rate for 2024 and stated that the CPI-U price adjustment will increase the District's garbage and recycling rate to \$24.07 per month per connection starting with the August 2024 billing cycle. Discussion ensued.

ENGINEER'S REPORT

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

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

Mr. Swanson requested the Board's authorization to prepare plans and specifications for the generators for the Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5.

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 stated that bids were received for construction of the lift station and storm water pump station to serve the tract off Wallisville Road east of Carpenters Landing. He recommended that the Board award the contract to 5J Services, LLC ("5J Services") in the amount of \$1,449,232.50. The Board concurred that, in its judgment, 5J Services was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

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 reported that a non-mandatory pre-bid meeting was held on August 7, 2024, and bids for the project are scheduled to be opened on August 28, 2024.

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 and stated he anticipates that LJA will present the final pay estimate for the project next month.

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.

Following review and discussion, based upon the engineer's recommendation, Director Knowles moved to (1) approve the engineer's report; (2) authorize LJA to prepare plans and specifications for the generators for the

Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5; and (3) award the contract for construction of the lift station and storm water pump station to serve the tract off Wallisville Road east of Carpenters Landing to 5J Services in the amount of \$1,449,232.50, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Garza seconded the motion, which passed by unanimous vote.

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.

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 reported that Blower No. 6 at Wastewater Treatment Plant No. 2 is in need of repair, and he recommended repairing Blower No. 6 at a cost of \$43,752.00.

After review and discussion, Director Knowles moved to (1) approve the operations report; and (2) authorize repair of Blower No. 6 at Wastewater Treatment Plant No. 2 at a cost of \$43,752.00. Director Francis 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 Francis and passed by unanimous vote.

Mr. Browne requested that an item be added to the agenda for the next Board meeting for an amendment to the Service Agreement with MDS.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board deferred action on this item to the next meeting.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, September 16, 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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