

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

September 15, 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 15th day of September, 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"); Mark Swanson and Travis Veillon of LJA Engineering, Inc. ("LJA"); Amy Carpenter of Myrtle Cruz, Inc.; Scott Gray of Champions Hydro-Lawn, Inc. ("Champions"); Arthur K. Marshall of the North Channel Water Authority ("NCWA"); Loren Morales of Rathmann and Associates, L.P.; and Andrew Vaughan 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 August 18, 2025 regular meeting. After review and discussion, Director Jones moved to approve the minutes of the August 18, 2025 regular meeting, as submitted. Director Garza seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a proposal from Arthur J. Gallagher and Company ("Gallagher") for renewal of the District's insurance policies, which includes a list of the district's facilities provided by LJA. Following review and discussion, Director Jones moved to approve the proposal for renewal of the District's insurance policies from Gallagher. Director Garza seconded the motion, which passed unanimously.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Mr. Vaughan reviewed an Annual Report containing updated financial information and operating data to be filed in accordance with the continuing disclosure provisions contained in the District's bond resolutions. He stated that the District is required to file certain financial information and operating data with the Municipal Securities Rulemaking Board through EMMA in compliance with SEC Rule 15c2-12. Following review and discussion, Director Jones moved to (1) approve the Annual Report and direct that the Annual Report be filed appropriately and retained in the District's official records; and (2) authorize ABHR to submit the Annual Report in compliance with the continuing disclosure provisions contained in the District's bond resolutions. Director Francis seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Carpenter stated that no changes are required at this time.

ANNUAL REPORT TO BOND REVIEW BOARD

Mr. Vaughan presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

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

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the tax report for the month of August, a copy of which is attached. She stated that the District's 2024 taxes are 98.71% collected as of August 31, 2025. 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 Francis moved to (1) approve the tax report and payment of the tax bills; (2)

approve the delinquent tax report; and (3) authorize the delinquent tax attorney to send water termination letters to delinquent tax accounts with a payment or response deadline of October 20, 2025. Director Jones seconded the motion, which passed unanimously.

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

The Board considered the District's 2025 tax rate. Mr. Morales distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 debt service tax rate of \$0.34 per \$100 of assessed valuation. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Vaughan discussed the two-step process for setting the District's total tax rate.

Following review and discussion, Director Jones moved to: (1) set the public hearing date for October 20, 2025; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 20, 2025, to set the proposed 2025 total tax rate of \$0.54 per \$100 of assessed valuation, with \$0.34 allocated for debt service and \$0.20 allocated for operations and maintenance. Director Allen 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

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.

## GARBAGE COLLECTION AND RECYCLING SERVICES

Director Garza reviewed a garbage collection report from Best Trash, Inc., a copy of which is attached.

Director Jones left the meeting.

## 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 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.

### 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. He presented a proposal from Ninyo & Moore to provide construction materials testing services related to the project in the amount of \$10,810.00.

### 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 maintenance facility located at 15530 Mill Road with out-of-District water service.

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 and stated that submittal of the bond application to the Texas Commission on Environmental Quality is dependent upon completion of appraisals for land values for certain detention ponds associated with the proposed bond issue. Mr. Vaughan then presented a proposal from Deal Sikes to conduct the appraisals at a cost not to exceed \$12,500.00.

Following review and discussion, based upon the engineer's recommendation, Director Garza moved to (1) approve the engineer's report; (2) approve the proposal from Ninyo & Moore to provide construction materials testing services related to the installation of natural gas generators at Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5 in the amount of \$10,810.00; and (3) approve the proposal from Deal Sikes at a cost not to exceed \$12,500.00. Director Francis 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 discussion 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 gave an update on the replacement of the fence around the perimeter of the water plant.

After review and discussion, Director Garza moved to approve the operations report. 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 Garza 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 unanimously.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, October 20, 2025, at 6:30 p.m. at ABHR's offices.

Discussion ensued regarding scheduling a tour of the District's facilities. Following discussion, the Board concurred to hold the tour on Thursday, October 16, 2025, at 5:30 p.m.

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

	<u>Minutes</u>
	<u>Page</u>
Memorandum regarding annual report to the Bond Review Board.....	2
Bookkeeper's report.....	2
Tax report.....	2
Delinquent tax report .....	2
Debt service tax rate analysis.....	3
Security report.....	3
Report on NCWA matters .....	3
Detention and drainage facilities report.....	3
Garbage collection report.....	4
Engineer's report.....	4
Operations report.....	5