

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

September 16, 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 16th day of September, 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 Knowles, thus constituting a quorum.

Also present at the meeting were: Darce' Ahlschlager of Wheeler & Associates, Inc.; Magen Fischer of Sales Revenue Inc. ("SRI"); Calvin Browne of Municipal District Services L.L.C. ("MDS"); 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"); Craig Rathmann of Rathmann and Associates, L.P.; 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 August 19, 2024 regular meeting. After review and discussion, Director Allen moved to approve the minutes of the August 19, 2024 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 Allen moved to accept the proposal for renewal of the District's insurance policies from Gallagher. Director Jones seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Carpenter reported that a representative of Myrtle Cruz, Inc. was unable to attend tonight's meeting, and he 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 2023 taxes are 98.64% collected as of August 31, 2024. After review and discussion, Director Garza moved to approve the tax report and payment of the tax bills. Director Jones seconded the motion, which passed unanimously.

Ms. Fischer presented a report on the District's sales tax revenue accounts, a copy of which is attached, and reviewed the new and revised sales and use tax permits issued since the last report for businesses located within the District's Strategic Partnership Agreement boundaries.

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 Jones moved to (1) approve the delinquent tax report; and (2) authorize the delinquent tax attorney to send water termination letters to delinquent tax accounts with a payment or response deadline of October 21, 2024. Director Francis 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 considered the District's 2024 tax rate. Mr. Rathmann distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2024 debt service tax rate of \$0.26 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. Carpenter discussed the two-step process for setting the District's total tax rate.

Following review and discussion, Director Allen moved to: (1) set the public hearing date for October 21, 2024; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 21, 2024, to set the proposed 2024 total tax rate of \$0.54 per \$100 of assessed valuation, with \$0.26 allocated for debt service and \$0.28 allocated for operations and maintenance. 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

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

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:

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

Mr. Swanson presented two cost estimates to install diesel generators and natural gas generators at the Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5. Copies of the cost estimates are attached to the engineer's report. Following review and discussion, the Board concurred to authorize LJA to proceed with preparation of plans and specifications for the installation of natural gas generators at 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.

WATERLINE EXTENSION AND FORCE MAIN TO SERVE TRACT LOCATED OFF WALLISVILLE ROAD EAST OF CARPENTERS LANDING

Mr. Swanson reported that LJA received bids for construction of the waterline extension and force main to serve the tract off Wallisville Road east of Carpenters Landing and reviewed the bid summary for the project, a copy of which is attached. He recommended that the Board award the contract to the third lowest bidder, TexaSite, LLC, in the amount of \$714,956.20 due to concerns about the qualifications of the low bidder and the second lowest bidder. The Board concurred that, in its judgment, TexaSite, LLC 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.

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. He stated that the project is complete and 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.

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.

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 reported that LJA met with the engineer for Northeast Harris County Municipal Utility District No. 1 ("NE MUD 1"), which includes the Edgewood Village neighborhood, regarding the District providing emergency water supply to NE MUD 1 via interconnect. Discussion ensued. Following discussion, the Board concurred to authorize LJA to coordinate with the NE MUD 1 engineer on construction plans and authorize ABHR to coordinate with the NE MUD 1 attorney regarding an agreement for providing emergency water supply to NE MUD 1 via interconnect.

Mr. Swanson then reported that LJA met with Harris County Engineering and their consulting engineer regarding 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 and wastewater services. Following discussion, the Board concurred to authorize LJA to calculate a capital recovery fee for service to the Miller Road Camp and coordinate with Precinct 1 on connection points, and authorize ABHR to coordinate with Precinct 1 on an Interlocal Agreement for the District to serve Miller Road Camp with out-of-District water and wastewater services.

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 Jones moved to (1) approve the engineer's report; (2) authorize LJA to proceed with preparation of plans and specifications for the installation of natural gas generators at the Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5; (3) award the contract for construction of the waterline extension and force main to serve the tract off Wallisville Road east of Carpenters Landing to TexaSite, LLC in the amount of \$714,956.20, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (4) authorize LJA to coordinate with the NE MUD 1 engineer on construction plans and authorize ABHR to coordinate with the NE MUD 1 attorney regarding an agreement for providing emergency water supply to NE MUD 1 via interconnect; and (5) authorize LJA to calculate a capital recovery fee for service to the Miller Road Camp and coordinate with Precinct 1 on connection points, and authorize ABHR to coordinate with Precinct 1 on an Interlocal Agreement for the District to serve

Miller Road Camp with out-of-District water and wastewater services. Director Francis seconded the motion, which passed by unanimous vote.

ANNEXATION OF 15.022-ACRE TRACT

Mr. Swanson provided an update on preparation of the application to the City of Houston requesting approval of the proposed annexation of the 15.022-acre tract of land into the District.

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 provided an update on the installation of smart meters in the District and reported that the smart meters have been ordered.

Mr. Browne reviewed an updated MDS rate schedule with the Board, proposed to be effective August 1, 2024. Mr. Carpenter reviewed a Fifth Amendment to the Service Agreement with MDS reflecting the updated rate schedule.

After review and discussion, Director Allen moved to (1) approve the operations report; (2) approve the proposed rate schedule and authorize execution of the Fifth Amendment to Service Agreement between the District and MDS to be effective as of August 1, 2024; and (3) authorize MDS to turn over one account in the amount of \$71.00, deemed to be uncollectible, to a collection agency. Director Jones seconded the motion, which passed unanimously.

The Board considered amending the District's Rate Order. Following discussion, the Board directed ABHR to prepare an amended District Rate Order for adoption at the October meeting reflecting MDS' updated rate schedule.

Ms. Carpenter reported that the District received notices of proposed class action settlements (the "Settlements") by BASF Corporation and Tyco Fire Products LP regarding Per- and Polyfluoroalkyl Substances in drinking water. Following discussion, Director Allen moved to authorize ABHR and MDS to take all actions necessary to notify the appropriate parties that the District requests exclusion from settlement agreements reached with respect to (1) *Aqueous Film-Forming Foams Products Liability Litigation*, MDL No. 2:18-mn-2873-RMG, this document relates to: *City of Camden, et al., v. BASF Corporation*, No. 2:24-cv-03147-RMG; and (2) *Aqueous Film-Forming Foams Products*

Liability Litigation, MDL No. 2:18-mn-2873, this document relates to: *City of Camden, et al., v. Tyco Fire Products LP, et al.*, No. 2:24-cv-02321-RMG. 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 Allen 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.

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

Mr. Carpenter 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

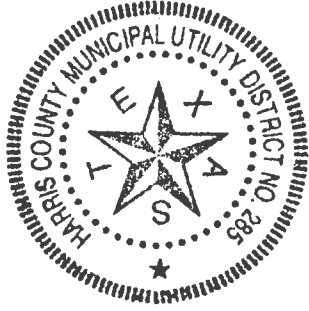
The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Carpenter stated that no changes are required at this time.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, October 21, 2024 at 6:30 p.m. at ABHR's offices. The Board concurred to hold a special meeting to tour the District facilities on October 14, 2024 at 6:00 p.m.

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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