

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

February 17, 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 17th day of February, 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, thus constituting a quorum.

Also present at the meeting were: Crystal Jackson, General Manager of Hampton Inn & Suites Houston East Beltway 8; Ed Baldridge of New Forest Homeowners Association; Darce' Ahlschlager of Wheeler & Associates, Inc.; Magen Fischer of Sales Revenue Inc.; Calvin Browne of Municipal District Services L.L.C. ("MDS"); Gregg Haan of LJA Engineering, Inc. ("LJA"); Mindy Shelby 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 Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

Ms. Panozzo reported that the District received an inquiry regarding security in the District from Crystal Jackson, General Manager of Hampton Inn & Suites Houston East Beltway 8 (the "Hotel"), and that Ms. Jackson provided the attached Save the Date for upcoming Coffee with a Cop events.

Ms. Panozzo also reported that the District received the attached invitation from a representative of Harris County Precinct 2 regarding a Reimagine Sheldon Rd. Community Meeting being held on February 20, 2024.

MINUTES

The Board considered approving the minutes of the January 13, 2025 regular meeting. After review and discussion, Director Francis moved to approve the minutes of the January 13, 2025 regular meeting, as submitted. Director Knowles seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Shelby 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.

Ms. Shelby presented the draft budget for fiscal year end March 31, 2025, a copy of which is attached to the bookkeeper's report. The Board concurred to adopt the budget at the March meeting.

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

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the recent AWBD winter conference. The Board then discussed the summer AWBD conference in San Antonio, Texas, scheduled for June 12, 2025 through June 14, 2025. After discussion, Director Francis moved to (1) approve reimbursement of eligible submitted winter conference Director expenses, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines; and (2) authorize up to four per diems and three nights of hotel accommodations for Directors attending the summer AWBD conference. The motion was seconded by Director Allen and passed unanimously.

AMERICAN WATER WORKS ASSOCIATION CONFERENCE

The Board then discussed attending the upcoming American Water Works Association ("AWWA") conference. After discussion, Director Knowles moved to authorize director attendance at the AWWA conference in accordance with the District's Travel Reimbursement Guidelines. Director Francis seconded the motion, which passed unanimously.

Ms. Jackson joined the meeting.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the tax report for the month of January, a copy of which is attached. She stated that the District's 2024 taxes are 83.05% collected as of January 31, 2025. The Board then 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 tax report and payment of the tax bills; and (2)

approve the delinquent tax report. Director Francis 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 ("SPA") boundaries. She noted that the Raising Cane's located within the District's boundaries is not included on the list of businesses within the District's SPA provided by the City of Houston (the "City") and that the City's Planning and Development Department has been notified. Discussion ensued.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Concerning Exemptions from Taxation. Mr. Carpenter stated that the District currently offers a \$35,000 homestead exemption for disabled persons or persons 65 years of age or older and a general homestead exemption of 7% (or not less than \$5,000). Following discussion, the Board concurred to adopt a Resolution Concerning Exemptions from Taxation at the March meeting. The Board requested that the District's Financial Advisor provide a tax exemption analysis for the 2025 tax year at the March Board meeting.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

Ms. Francis reported that she arranged for a photographer to take the Board's portrait photographs for the District's website after today's Board meeting.

SECURITY SERVICES MATTERS

The Board reviewed the security report from the Harris County Sheriff's Office, a copy of which is attached.

Ms. Jackson introduced herself to the Board and discussed and invited members of the Board to attend the upcoming Coffee with a Cop events. Ms. Jackson discussed concerns of recent crime at the Hotel and the importance of being able to report to Hotel guests that the area surrounding the Hotel is safe. Discussion ensued regarding the District's contract for law enforcement services in the District with the Harris County Sheriff's Office.

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.

Mr. Gray reported that he met with Director Jones at the New Forest Pond and discussed proposed installation of bollards near the New Forest Pond and the New Forest Channel access points to prevent vehicles from accessing District property. Following discussion, the Board directed Mr. Gray to present a proposal to install 3-foot center bollards near the Burleson Bend cul-de-sac at the access points of the New Forest Pond and the New Forest Channel at the next Board meeting.

GARBAGE COLLECTION AND RECYCLING SERVICES MATTERS

Director Garza reviewed a report on garbage collection and recycling services from Best Trash, a copy of which is attached. Director Allen reported that the ownership of Best Trash changed recently.

ENGINEER'S REPORT

Mr. Haan 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. Haan gave an update on preparation of plans and specifications for the installation of natural gas generators at Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5 and stated that the plans will be submitted tomorrow to all agencies for review.

WATER, SEWER AND DRAINAGE FACILITIES TO SERVE NEW FOREST TOWN CENTER WEST

Mr. Haan 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. Haan 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.

DETENTION POND TO SERVE TRACT LOCATED OFF WALLISVILLE ROAD EAST OF CARPENTERS LANDING

Mr. Haan gave an update on construction of the detention pond to serve the tract off Wallisville Road east of Carpenters Landing and reported that the contractor has mobilized and excavated approximately 50% of the ponds. He recommended approval of Pay Estimate No. 2 to DC Contracting Services, LLC in the amount of \$56,748.51.

LIFT STATION AND STORM WATER PUMP STATION TO SERVE TRACT LOCATED OFF WALLISVILLE ROAD EAST OF CARPENTERS LANDING

Mr. Haan 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.

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

Mr. Haan gave an update on construction of the waterline extension and force main to serve the tract off Wallisville Road east of Carpenters Landing and noted that a pre-construction meeting for the project was held on February 5, 2025.

REPORT ON ELECTRICITY CONSUMPTION AND ENERGY EFFICIENCY

Mr. Haan gave an update on preparation of the report on the District's electricity consumption and energy efficiency measures.

OUT-OF-DISTRICT WATER AND WASTEWATER SERVICE FOR HARRIS COUNTY PRECINCT NO. 1 ("PRECINCT 1") MAINTENANCE FACILITY

Mr. Haan gave an update on a request for the District to serve Harris Precinct 1's maintenance facility located at 15530 Mill Road with out-of-District water and wastewater services.

DEVELOPMENT OF GEOGRAPHIC INFORMATION SYSTEM ("GIS")

Mr. Haan reported that LJA will present a proposal for development of GIS for the District at a future Board meeting.

EMERGENCY INTERCONNECT WITH NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 ("NEHC MUD 1")

Mr. Carpenter reviewed an Emergency Water Supply Agreement between the District and NEHC MUD 1. He stated that NEHC MUD 1 will construct the water line and administer the contract for construction of same at its sole cost and

expense. He requested that the Board approve the agreement subject to final approval by ABHR.

Following review and discussion, based upon the engineer's recommendation, Director Jones moved to (1) approve the engineer's report; (2) approve of Pay Estimate No. 2 to DC Contracting Services, LLC in the amount of \$56,748.51 for construction of the detention pond to serve the tract off Wallisville Road east of Carpenters Landing; and (3) approve the Emergency Water Supply Agreement with NEHC MUD 1, subject to final approval by ABHR, and direct that the agreement be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which passed by unanimous vote.

ANNEXATION OF 15.022-ACRE TRACT

Mr. Carpenter gave an update on the proposed annexation of the 15.022-acre tract of land into the District and stated that the application requesting approval of the proposed annexation been submitted to the City.

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 he anticipates that installation will begin within the next 60 days.

The Board discussed the District's participation in the AWBD Water Smart Program. Mr. Browne then reviewed a Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program.

After review and discussion, Director Knowles moved to (1) approve the operations report; and (2) approve the Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program. 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.

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.

ADOPT RESOLUTION ADOPTING COVERED APPLICATIONS POLICY

Mr. Carpenter discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. He stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Mr. Carpenter reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Knowles moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Jones seconded the motion, which passed unanimously.

APPOINTMENT OF BOARD LIAISONS

The Board concurred to defer this matter to next month.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, March 17, 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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