

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 285

April 21, 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 21st day of April, 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: Tiawanna Richards, member of the public; Crystal Jackson, General Manager of Hampton Inn & Suites Houston East Beltway 8; Darce' Ahlschlager of Wheeler & Associates, Inc.; Calvin Browne of Municipal District Services L.L.C. ("MDS"); 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"); and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

Ms. Jackson provided an update on the recent Coffee with a Cop event held at the Hampton Inn & Suites located in the District and stated that Director Allen attended the event. She noted that she serves on Commissioner Adrian Garcia's Advisory Board and discussed upcoming community events.

MINUTES

The Board considered approving the minutes of the March 17, 2025 regular meeting. After review and discussion, Director Allen moved to approve the minutes of the March 17, 2025 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.

Ms. Carpenter presented a draft amended budget for fiscal year end March 31, 2026, a copy of which is attached to the bookkeeper's report. Following review and discussion, the Board directed the bookkeeper to change Repair and Maintenance expenses to \$1,300,000.

After review and discussion, Director Allen moved to (1) approve the bookkeeper's report, the investment report, and payment of the bills; and (2) adopt the amended budget for fiscal year ending March 31, 2026, as revised. Director Garza seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Ahlschlager reviewed the tax report for the month of March, a copy of which is attached. She stated that the District's 2024 taxes are 96.38% collected as of March 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 Knowles 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.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Concerning Exemptions from Taxation. After discussion, Director Jones moved to adopt a Resolution Concerning Exemptions from Taxation, reflecting that the Board of Directors grants 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), and direct that the Resolution be filed appropriately and retained in the District's official records. Director Allen seconded the motion, which passed unanimously.

WEBSITE MATTERS, INCLUDING EMERGENCY ALERT/MESSAGING SERVICES

Director Francis discussed the Board's portrait photographs for the District's website.

SECURITY SERVICES MATTERS

The Board reviewed the security report from the Harris County Sheriff's Office, a copy of which is attached, and discussed District security services matters. Following

discussion, the Board directed ABHR to contact the Sherriff's Office and request that representatives, including a Lieutenant and the District's day shift officer, attend the next Board meeting.

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. He reported that the bollards to be installed at the access point of the New Forest Pond near the east side of the Burleson Bend cul-de-sac and the access point of the New Forest Channel located near the southwest side of the Burleson Bend cul-de-sac have been ordered.

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.

ENGINEER'S REPORT

Mr. Veillon 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. Veillon 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. He stated that comments on the plans from Harris County and Harris County Flood Control District are being addressed. Mr. Veillon requested the Board's approval of plans and specifications and authorization to advertise for bids for construction of the project.

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

Mr. Veillon 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. Veillon 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. Veillon gave an update on construction of the detention pond to serve the tract off Wallisville Road east of Carpenters Landing and recommended approval of Pay Estimate No. 4 to DC Contracting Services, LLC in the amount of \$345,529.62. Mr. Veillon then recommended approval of Change Order No. 1, resulting in an increase in the amount of \$18,580.00 to the contract with DC Contracting Services, LLC for the removal of an existing water well and septic system and for additional costs incurred by the contractor to use the District's pond maintenance contractor for the establishment of vegetation. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

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

Mr. Veillon 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 and noted that a Notice to Proceed for the project was issued for April 21, 2025.

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

Mr. Veillon gave an update on construction of the waterline extension and force main to serve the tract off Wallisville Road east of Carpenters Landing and recommended approval of Pay Estimate No. 1 to Texasite, LLC in the amount of \$324,199.98.

REPORT ON ELECTRICITY CONSUMPTION AND ENERGY EFFICIENCY

Mr. Veillon 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. Veillon gave an update on a request for the District to serve 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. Veillon reported that LJA is preparing the GIS for the District.

PROPOSALS FOR ENGINEERING SERVICES

Mr. Veillon presented a draft cost summary prepared by LJA for the District's next bond issue. He then presented a proposal from LJA to prepare bond application no. 15.

Following review and discussion, based upon the engineer's recommendation, Director Knowles moved to (1) approve the engineer's report; (2) approve the plans and specifications and authorize the engineer to advertise for bids for the installation of natural gas generators at Wastewater Treatment Plant No. 1 and Lift Station Nos. 1, 3, 4 and 5; (3) approve of Pay Estimate No. 4 to DC Contracting Services, LLC in the amount of \$345,529.62 for construction of the detention pond to serve the tract off Wallisville Road east of Carpenters Landing; (4) approve Change Order No. 1, resulting in an increase in the amount of \$18,580.00 to the contract with DC Contracting Services, LLC, based on the Board's finding that the change order is beneficial to the District; (5) approve of Pay Estimate No. 1 to Texasite, LLC in the amount of \$324,199.98 for construction of the waterline extension and force main to serve the tract off Wallisville Road east of Carpenters Landing; and (6) approve the proposal from LJA and authorize LJA to prepare bond application no. 15. Director Allen 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. He stated that an item requesting the City of Houston's (the "City") consent of the proposed annexation is on the City's agenda for later this month.

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.

Mr. Browne reported on a permit excursion at Wastewater Treatment Plant No. 2 for the month of March 2025.

Mr. Browne reviewed a report on the Identity Theft Prevention Program (the "Program"), a copy of which is attached to the operations report. He stated that the report indicates no significant incidents of identity theft detection and recommends no changes to the Program. The Board concurred that it was not necessary to adopt a Program amendment.

After review and discussion, Director Knowles moved to (1) approve the operations report; (2) approve the annual report on the Program and direct that the report be filed appropriately and retained in the District's official records; and (3) authorize MDS to turn over two accounts in the total amount of \$632.34, deemed to be uncollectible, to a collection agency. 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.

APPOINTMENT OF BOARD LIAISONS

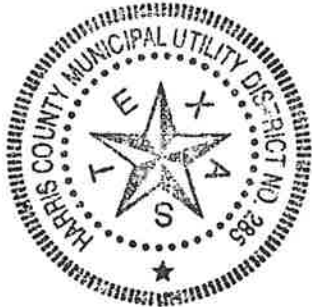
The Board reviewed a list of proposed Board/consultant liaisons, a copy of which is attached. After review and discussion, the Board concurred to approve the new Board/consultant liaisons.

DISTRICT MEETING SCHEDULE

Following discussion, the Board concurred to hold its next regular meeting on Monday, May 19, 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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