

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286**

Minutes of Board of Directors Meeting  
May 1, 2017

**ACTIONS TAKEN**

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1. The Board approved the minutes of the April 3, 2017, and April 17, 2017, meetings.
  2. The Board approved the Tax Assessor-Collector's Report as presented by Utility Tax Service L.L.C., including the checks presented for payment.
  3. The Board approved the Operations and Maintenance Report presented by EDP.
  4. The Board approved the draft Consumer Confidence Report, contingent upon review by MRPC.
  5. The Board awarded the contract for the installation of generators at District lift stations to W.W. Payton Corporation.
  6. The Board approved the Engineering Report presented by Eby Engineers, Inc.
  7. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment.
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The Board of Harris County Municipal Utility District No. 286 ("District") met in regular session at the Board's regular meeting place, 20303 Chasewood Park Drive, Houston, Harris, County, Texas 77070 on May 1, 2017, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

David Geaslen, President  
Michael Rhodes, Vice President  
Steve Garner, Secretary  
Rosalind Theriot, Assistant Secretary  
Becky Campbell, Assistant Secretary

All of said persons were present, therefore constituting a quorum.

Also present were Corporal Curry and Lieutenant Garza of the Harris County Constable's Office, Precinct No. 4; Claudia Redden of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); Andy Phelps and Greg Camp of Environmental Development Partners, L.L.C. ("EDP"); Mike Arterburn of Utility Tax Service, L.L.C. ("UTS"); Kevin Drewes of Genesis Capital Advisors, L.L.C. ("Genesis"); and Kara Richardson of Marks Richardson PC ("MRPC").

#### **APPROVAL OF MINUTES**

As the first order of business, the Board considered approval of the minutes of the Board of Directors meetings held on April 3, 2017, and April 17, 2017. After discussion, Director Theriot made a motion to approve the minutes of the April 3, 2017, and April 17, 2017, Board of Directors meetings, as written. Director Garner seconded the motion, which carried unanimously.

#### **SECURITY PATROL REPORT BY THE CONSTABLE'S OFFICE**

The Board next considered the Security Patrol Report (**Exhibit A**). Corporal Curry reviewed the report. He introduced Lieutenant Garza who discussed constable coverage in the District.

Corporal Curry and Lieutenant Garza exited the meeting at this time.

#### **SECURITY MONITORING SERVICES**

The Board next considered the status of security monitoring services. Director Theriot asked about the status of the monitoring at the sewer plant since it appeared to be down at the special meeting held there last month. Director Rhodes reported that the problem was due to the Comcast connection. He noted that he thinks the problem has been resolved but he will ask Mr. Eby after he arrives. Director Theriot stated that the monitoring company should notify the District when the system goes down. Director Rhodes stated that he has reiterated that message to the alarm company.

#### **DEVELOPERS' REPORTS** **GENESIS CAPITAL PARTNER, L.L.C.**

The Board next considered the status of development in the District by Genesis. Mr. Drewes stated that Mr. Vangrieken has requested that the District construct an acoustic cover over the generator to be installed at Chasewood park similar to the one proposed for the Jones Road generator. Mr. Eby stated that he included an alternate bid item in the bid package for a similar acoustic cover but that, per the generator manufacturer, the cover is not suitable for the type of generator being installed. He stated that two of the three bidders did not bid on the alternate item. Mr. Eby stated that the Board could look at options to retrofit with a cover in the future, depending on the status of nearby development.

### **TAX ASSESSOR-COLLECTOR REPORT**

The Board next considered the Tax Assessor-Collector Report. Mr. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit B**) dated April 30, 2017. The Board reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. Mr. Arterburn stated that there are a couple of delinquencies for minimal amounts that he would like to move to collections. After discussion of the report, Director Rhodes made a motion to approve the Tax Assessor-Collector Report as presented, to approve the checks identified in the report for payment, and to authorize moving the subject delinquent accounts to collections. Director Campbell seconded the motion, which carried unanimously.

Mr. Arterburn exited the meeting at this time.

### **OPERATIONS REPORT**

The Board next considered the Operations and Maintenance Report (**Exhibit C**).

Mr. Thiry reviewed repairs EDP made during the month and noted that the blower for the WWTP should be installed this week.

Mr. Thiry next reported that a breaker tripped at the lift station on March 29<sup>th</sup> and that EDP is currently working with NTS to try and figure out why this is a continuing issue. He noted that there haven't been any subsequent outages since April 20<sup>th</sup>.

Mr. Thiry next distributed the draft consumer confidence report. After discussion, Director Theriot made a motion to approve the draft consumer confidence report, contingent upon review by MRPC. Director Garner seconded the motion, which carried unanimously.

After discussion, Director Rhodes made a motion to approve the Operations and Maintenance Report, as presented. Director Campbell seconded the motion, which carried unanimously.

### **ENGINEERING REPORT**

The Board next considered the Engineering Report (**Exhibit D**).

Mr. Eby reported on the status of the contract with T Construction, LLC ("T Con.") for the water and sanitary sewer to serve the Lone Star Science Building. He reported that MRPC has

reviewed the bonds and insurance and that he is still waiting for Lone Star to deposit the additional money with the District. He stated that the project should begin next week and will take 5-6 weeks to complete.

Mr. Eby next reported on the status of the lift station rehabilitation project. He stated that CenterPoint has indicated that they will route the power line through Lone Star property and will tie into the existing transformer. He stated that CenterPoint will need to obtain an easement from Lone Star and that the request for the easement is pending. Ms. Richardson noted that Lone Star is contractually required to give the easement to CenterPoint. Mr. Eby reminded the Board that CenterPoint is required to pay for the meter. Mr. Eby stated that the plans are completed but that he is waiting on getting the project finalized until the electricity matter is resolved.

Mr. Eby next reported that he received three bids for the generator installation at the District's two lift stations and recommended that the Board award the contact to the low bidder, W.W. Payton Corporation ("Payton"), in the amount of \$200,000. He presented an executed TEC Form 1295 from Payton in connection with same. After discussion, Director Campbell made a motion to award the contract to Payton, as set out above. Director Theriot seconded the motion, which carried unanimously.

Mr. Eby reported on acquiring an easement from Mr. Terpstra relative to the trail modifications. He stated that Mr. Howlett from Precinct 4 emailed Bob Hudson regarding the County's denial of Mr. Terpstra's various requests.

Mr. Eby next reported that the skate park is scheduled to be painted on May 8<sup>th</sup>.

Mr. Eby next reviewed repairs made by Brian Gardens during the month, including the clearing of the trees around water plant 2.

Mr. Eby next reported that the DVR at the water plant used for the security monitoring is not working and the security cameras at the WWTP are down because of a Comcast issue. He stated that the DVR will cost \$838 to replace. The Board concurred to replace the DVR.

Mr. Eby next reported that he is done with the inspection of all District facilities and that he forwarded his draft report to Mr. Thiry and Mr. Cotton for review. He stated that he will present the report at the next meeting. Director Geaslen asked that Mr. Eby send the report to the Board prior to the meeting.

Director Rhodes next asked about the TCEQ requirements relative to the flare. Mr. Camp stated that the most recent TCEQ inspector inquired as to the District's need for the flare. Director Geaslen stated that the District does not need it now but that they will need it in the event that the District flares in the future. He suggested getting an inspector out to take a look at it. Mr. Eby stated that he will contact an inspector.

After discussion, Director Rhodes made a motion to approve the Engineering Report and the invoices set forth therein. Director Campbell seconded the motion, which carried unanimously.

## TRAIL REPAIRS

The Board next noted that the discussion regarding the trail repairs, including the proposed easement acquisition from Mr. Terpstra had been previously discussed.

## BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Report (Exhibit E), including the checks presented for payment. After discussion, Director Theriot made a motion to approve the Bookkeeper's Report, including the checks presented for payment. Director Campbell seconded the motion, which carried unanimously.

## WATER SUPPLY CONTRACT

The Board next considered approval of a Water Supply Contract by and between the District and SIR NE Houston, LLC ("SIR"). Ms. Richardson stated that the contract has been drafted but that she is waiting to receive an executed TEC Form 1295 from SIR.

## REQUEST FROM GHORBA

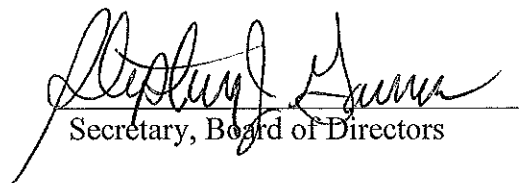
The Board next considered a request from the Greater Houston Off-Road Biking Association ("GHORBA") regarding trail maintenance. Ms. Richardson reported that Harris County Flood Control is currently working with Mr. Eby to confirm the trails that the District wants added to the existing Interlocal Agreement. Mr. Eby stated that he is working to make sure that the map of trails is correct. Ms. Richardson stated that Bill Collier responded to correspondence sent on behalf of the District. Director Geaslen stated that the issues raised by the GHORBA in the subject correspondence are outside of the control of the District as the District does not have authority over the trails referenced by Mr. Collier. The Board discussed the pros and cons of adding the additional trails to the existing agreement, and Ms. Richardson noted that GHORBA will agree to maintain these additional trails, but that the maintenance responsibility will fall to the District if GHORBA disbands or stops maintaining the trails. Mr. Eby stated that he will final the proposed trail maps and bring to the Board for consideration next month. Director Garner asked that Mr. Eby email the map to the Board prior to the meeting.

## ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas.

## ADJOURNMENT OF BOARD MEETING

There being no further business to come before the meeting, it was adjourned.

  
Secretary, Board of Directors

**LIST OF EXHIBITS**

May 1, 2017

- Exhibit A. Patrol Report
- Exhibit B. Tax Assessor-Collector's Report
- Exhibit C. Operations and Maintenance Report
- Exhibit D. Engineering Report
- Exhibit E. Bookkeeping Report