

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

May 6, 2019

ACTIONS TAKEN

1. The Board approved the minutes of the April 1, 2019 meeting.
 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 a proposal from Resco Electric, Ltd. in the amount of \$10,785.87 to raise the electrical panel at the Chasewood lift station two feet (2') above the flood level.
 4. The Board approved the Operations and Maintenance Report presented by EDP.
 5. The Board approved the Consumer Confidence Report, contingent on review and approval of same by MRPC, and authorized EDP to distribute same to consumers.
 6. The Board awarded a contract to R&B Group, Inc. in the amount of \$1,545,800 for the improvements and flood mitigation at the WWTP.
 7. The Board authorized Eby to prepare design plans and specifications for the painting and recoating of the ground storage tank no. 1 at Water Plant No. 1.
 8. The Board authorized Eby and EDP to prepare the bid package for the flood mitigation and improvements to Water Plant No. 1.
 9. The Board approved the Engineering Report presented by Eby Engineers, Inc.
 10. 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 12779 Jones Road, Houston, Harris County, Texas 77070 on May 6, 2019, 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, except Director Geaslen, therefore constituting a quorum.

Also present were Sergeant Gonzales 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"); Eric Thiry and Jeff Cotton of Environmental Development Partners, L.L.C. ("EDP"); Roshell Arterburn of Utility Tax Service, L.L.C. ("UTS"); and Kara Richardson of Marks Richardson PC ("MRPC").

The Vice President called the meeting to order.

APPROVAL OF MINUTES

The Board first considered approval of the minutes of the Board of Directors meeting held on April 1, 2019. After discussion, Director Garner made a motion to approve the minutes of the April 1, 2019, Board of Directors meeting, as amended. Director Theriot seconded the motion, which carried unanimously.

SECURITY PATROL REPORT BY THE CONSTABLE'S OFFICE

The Board next considered the Security Patrol Report, a copy of which is attached hereto as (**Exhibit A**), and the status of security monitoring services within the District. Sergeant Gonzales reviewed the report and discussed the activity within the District over the past month.

The Board next considered the status of security monitoring services. Director Rhodes stated that all has been good at the park.

DEVELOPERS' REPORTS

The Board next considered the status of development in the District. No one present had anything to report.

Director Theriot stated that the District's garbage collection service provider, Residential Recycling and Refuse of Texas, Inc. ("RRRT"), has a new regional manager and that she will forward the contact information to the Board. She also stated that RRRT will coordinate with Heatherwood for the upcoming E-Waste event.

TAX ASSESSOR-COLLECTOR REPORT

The Board next considered the Tax Assessor-Collector Report. Ms. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit B**) dated April 31, 2019. The Board reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. After discussion of the report, Director Theriot made a motion to approve the Tax Assessor-Collector Report as presented and to approve the checks identified in the report for payment. Director Campbell seconded the motion, which carried unanimously.

OPERATIONS REPORT

The Board next considered the Operations and Maintenance Report (**Exhibit C**). Mr. Thiry reported that EDP purchased new fasteners and installed hatches on the ground storage tank at Water Plant No. 1.

Mr. Thiry reported that EDP performed the annual fire hydrant flushing and testing.

Mr. Thiry next presented the attached draft Consumer Confidence Report. He asked the Board whether it would like the Report distributed to consumers by mail or by posting same on the internet. The Board agreed to distribute the Report by mail and by posting same on the internet.

Mr. Thiry next reported on the Chasewood lift station. He stated that EDP received four (4) proposals to raise the lift station control panel two feet (2') above the flood level from Hurricane Harvey. Mr. Thiry stated that Resco Electric was the low bidder in the amount of \$10,785.87. He then presented an executed TEC Form 1295 from Resco Electric, Ltd. After discussion, Director Garner made a motion to approve the proposal from Resco Electric, Ltd. in the amount of \$10,785.87, as set out above. Director Theriot seconded the motion, which unanimously carried.

Mr. Thiry reported that the pump replacement for lift pump no. 3 at lift station no. 2 has been ordered.

Mr. Thiry reported that EDP received a call regarding a leaking force main at the YMCA and that EDP notified the YMCA regarding same.

Director Theriot asked about the discrepancy on the utility billing report versus the amount reported on the delinquent listing. Mr. Thiry stated that the discrepancy is probably due to a large commercial account that paid prior to the delinquent list being produced.

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

CONSUMER CONFIDENCE REPORT

The Board next considered approval of a Consumer Confidence Report. After discussion, Director Theriot made a motion to approve the Report, contingent upon review by MRPC, and to authorize the distribution of the Report to consumers by mail and posting same on the internet. Director Campbell seconded the motion, which passed unanimously.

ENGINEERING REPORT

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

Mr. Eby reported on the status of the lift station rehabilitation project. He stated that the contractor has moved on site and placed construction fencing.

Mr. Eby next reported on the flood mitigation and improvements at the WWTP. He stated that he received three (3) bids for the project and recommended that the Board award the contract to the low bidder, R&B Group, Inc. ("R&B"), in the amount of \$1,545,800. He presented an executed TEC Form 1295 from R&B in connection with same. Mr. Eby stated that the notice to proceed could potentially be issued in approximately thirty (30) days with a May 2020 completion date. He stated that he will request a timeline in the submittal package from R&B. Mr. Eby also stated that the Board needs to decide if they want a SCADA system prior to the end of construction so that the contractor could make the plant "SCADA ready". He stated that in order to keep pace with the Federal Emergency Management Agency ("FEMA") deadline the construction contract should be executed today. Director Theriot asked about funding from FEMA and Mr. Eby stated that he believes FEMA will reimburse most of the costs associated with the project. Mr. Eby then stated that he has some concerns regarding the performance of the blowers after moving them. Mr. Eby stated that the blowers will be sitting on concrete so he does not anticipate any issues. After discussion, Director Campbell made a motion to award the contract to R&B, as set out above. Director Garner seconded the motion, which carried unanimously.

Mr. Eby reported that he received the inspection report for the ground storage tank no. 1 at Water Plant No. 1. He stated that the interior is nearing the end of its life and needs to be blasted and painted and that the exterior needs to be blasted and coated. Mr. Eby asked the Board about taking ground storage tank no. 2 down to inspect same and potentially completing repairs to both simultaneously. Mr. Eby then suggested adding the painting of the building into the project. After discussion, Director Theriot made a motion to authorize Eby to prepare design plans and specifications for the painting and re-coating of ground storage tank no. 1 at Water Plant No. 1. Director Campbell seconded the motion, which unanimously carried.

Mr. Eby stated that the replacement of the chains on the swing set at the park still have not been completed and that he will find a different company to complete the work.

Mr. Eby stated that he met with Mr. Jeff Cotten and an electrician at Water Plant No. 1 to discuss prior damages. He stated that the electrician did not find any evidence of moisture in the electrical equipment. Mr. Eby stated that FEMA will not approve new electrical equipment without evidence of moisture. Mr. Eby then stated that FEMA requested evidence of damage

relative to the replacement of the motor control center. He stated that Ms. Domask advised that FEMA is ready to move forward with everything else for Water Plant No. 1 minus the motor control center. Mr. Thiry discussed various repairs needed at the Water Plant due to Hurricane Harvey and reviewed various photos of same. After discussion, Director Theriot made a motion to authorize EDP and Eby to prepare the bid package for the flood mitigation and improvements to Water Plant No. 1. Director Garner seconded the motion, which unanimously carried.

Mr. Eby stated that he spoke with Harris County regarding flood mitigation plans for the District. He stated that Harris County advised that there are no plans for projects in the District as the County considers the flooding issues in the District to be caused by its proximity to Cypress Creek. Mr. Eby stated that he will contact Harris County again to discuss the matter.

After discussion, Director Garner made a motion to approve the Engineering Report. Director Theriot seconded the motion, which carried unanimously.

AMENDMENT TO CONTRACT WITH BRIAN GARDENS

The Board next considered an amendment to the contract with Brian Gardens to remove costs related to trail maintenance. Director Theriot reminded the Board that last month while she was walking on the trail she came across several Harris County employees who advised her that Harris County will be maintaining the trail from Jones Road to Cypresswood Drive. She stated that Harris County has confirmed that the information is correct. Director Theriot stated that Brian Gardens will be removing the maintenance costs for the subject area from the monthly invoices.

STATUS OF CYPRESS CREEK FLOOD CONTROL COALITION

The Board next deferred consideration of the status of the Cypress Creek Flood Control Coalition. No one present had anything new to report.

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Report (**Exhibit E**), including the checks presented for payment. Director Garner asked about check no. 4345 issued to R&C Joy Inc. in the amount of \$22,560. Mr. Thiry stated that the amount should be \$2,260 rather than \$22,560. Ms. Redden stated that the check was reissued for the correct amount but the report was not updated. After discussion, Director Campbell made a motion to approve the Bookkeeper's Report, including the checks presented for payment. Director Theriot seconded the motion, which carried unanimously.

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 6, 2019

- 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