

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

December 6, 2021

ACTIONS TAKEN

1. The Board approved the minutes of the November 1, 2021, 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 in the amount of \$1,600.00 to clean the generator diesel fuel.
4. The Board authorized Director Garner to act on behalf of the Board and the District to review and approve a bid for the installation of an insulated enclosure around the surface water supply valve at the Water Plant.
5. The Board approved the Operations and Maintenance Report presented by EDP.
6. The Board approved a proposal from Advantage Security Integration, in the amount of \$858.26, for the purchase of two (2) security cameras for the park.
7. The Board approved the Engineering Report presented by Eby Engineers, Inc.
8. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment.

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 December 6, 2021, in accordance with the duly posted notice of meeting, and the roll was called of the 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 Sarah Redden of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); Jeff Cotten of Environmental Development Partners, L.L.C. ("EDP"); Roshell Arterburn of Utility Tax Service, L.L.C. ("UTS"); Sergeant Westmoreland of Harris County Constable's Office Precinct Four ("HCCO"); and Kara Richardson of Marks Richardson PC ("MRPC").

The President called the meeting to order.

APPROVAL OF MINUTES

As the first order of business, the Board considered approval of the minutes of the Board of Directors meeting held on November 1, 2021. After discussion, Director Campbell made a motion to approve the minutes of the November 1, 2021, Board of Directors meeting, as presented. 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 Westmoreland reviewed the report and discussed the activity within the past month. He stated that there were two (2) burglaries of a motor vehicle within the past month.

The Board next considered the status of security monitoring services. Director Rhodes stated that he had nothing new to report.

DISCUSSION RELATIVE TO CHANGE IN HARRIS COUNTY COMMISSIONER PRECINCTS

The Board next discussed the recent Harris County Commissioner Precinct changes noting that the District is now located in Precinct 3 rather than Precinct 4. Ms. Richardson stated that the changes do not affect the District's contract with HCCO. The Board then discussed the maintenance of trails and made a note to monitor same to ensure maintenance continues as normal.

COMMENTS FROM THE PUBLIC

The Board deferred comments from the public, as no members of the public were present.

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 November 30, 2021. 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 Garner seconded the motion, which carried unanimously.

Ms. Richardson next presented the attached list of delinquent accounts, dated December 6, 2021, as prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. (**Exhibit C**).

OPERATIONS REPORT

The Board next considered the Operations and Maintenance Report (**Exhibit D**). Mr. Cotten reviewed the significant utility repairs within the past month. He stated that EDP repaired and cleaned a sanitary sewer line and manhole in the Chasewood area and that the costs associated with same will be backcharged to the contractor for the Chasewood mitigation project.

Mr. Cotten reported that EDP met with a representative of the Federal Emergency Management Agency ("FEMA") on site at the Water Plant on November 17, 2021 to review the WWTP damages and repair progress. He stated that the insurance company continues its review of the final invoices for same.

Mr. Cotten reported that the repair work to the automatic bar screen at the WWTP is in progress and is expected to be completed in early December.

Mr. Cotten reported EDP witnessed all six (6) generators running under load in November. He stated that EDP ran the Water Plant No. 1 generator under significant load for a period to determine the fuel consumption rate. Mr. Cotten stated that for each hour, the generator uses one-eighth of an inch of fuel according to EDP's test. Director Geaslen asked if EDP tests the quality of the diesel. Mr. Cotten stated that the generator company comes out and takes samples of the diesel. He discussed the fuel tank at Water Plant No. 1 which used to be for the old generator and the fuel in that tank being several years old. Mr. Cotten stated that it will be \$1,600 to clean the generator diesel fuel. After discussion, Director Rhodes made a motion to authorize EDP to clean the generator diesel fuel at a cost of \$1,600. Director Garner seconded the motion, which unanimously carried.

Mr. Cotten next requested authorization to install an insulated enclosure around the surface water supply control valve at the Water Plant for \$7,675.00. Director Geaslen requested that EDP obtain an additional bid. After discussion, Director Rhodes made a motion to authorize Director

Garner to act on behalf of the Board to review and approve a bid for the installation of an insulated enclosure around the surface water supply valve at the Water Plant. Director Campbell seconded the motion, which unanimously carried.

The Board next discussed the status of delinquent accounts. Director Theriot asked Mr. Cotten to ensure that the user with the unusually high bill was offered an option for a payment plan. Mr. Cotten agreed to research the matter.

Mr. Eby next asked how EDP anticipates handling the Chasewood mitigation project backcharges and asked that EDP advise him when the invoice is paid. He stated that he would like to inspect the project to ensure all has been completed properly.

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

ENGINEERING REPORT

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

The Board next discussed the Chasewood Park mitigation project. Mr. Eby stated that he is overseeing the inspection of the project to ensure the work is completed properly.

Mr. Eby next presented invoices from Patriot Production for maintenance of the flare stack at Water Plant No. 1 and replacement of the pulse card, solar power supply and gas meters no. 5 and 6, as approved last month. He stated that Patriot has been unable to complete the repair work authorized last month as the contractor ordered the parts and is awaiting arrival of same.

Mr. Eby presented a proposal from Advantage Security Integration (“ASI”) in the amount of \$858.26 for the purchase of two (2) new security cameras for the park. After discussion, Director Rhodes made a motion to approve the proposal from ASI in the amount of \$858.26 for the purchase of two (2) security cameras for the park. Director Campbell seconded the motion, which unanimously carried.

Mr. Eby reported that he painted over some graffiti this past month and noted that the District is running low on paint. He recommended that the Board purchase more paint. The Board concurred with Mr. Eby’s recommendation to purchase more paint for the District’s use.

Mr. Eby reported that the construction of the new parking lot at the CCI-CCM3 building is underway.

Mr. Eby reported reminded the Board that Lone Star College is considering selling two (2) buildings at its University Park Campus.

Mr. Eby reported that he plans to inspect the WWTP with EDP soon to see if there is anything that needs to be repaired.

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

CONSIDER AMENDMENT TO RATE ORDER

The Board next considered a discussion regarding the District's Rate Order. Director Geaslen suggested adding the North Harris County Regional Water Authority fee for residential usage over 35,000 gallons of water to the Rate Order. The Board concurred that same was not warranted at this time.

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Report (**Exhibit F**), including the checks presented for payment. 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.

ANNUAL REVIEW OF ORDER ESTABLISHING POLICY FOR INVESTMENT OF DISTRICT FUNDS

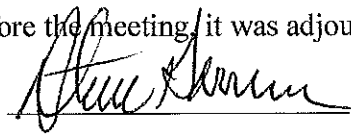
The Board next deferred the annual review of an Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of a Resolution in connection therewith until next month's meeting.

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

December 6, 2021

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