

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

June 6, 2022

ACTIONS TAKEN

1. The Board approved the minutes of the May 2, 2022, 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 authorized the Delinquent Tax Collections Attorney to pursue the collection of delinquent taxes for 2021 and prior years.
4. The Board approved a quote in the amount of \$2,443 for repairs to the fire hydrants.
5. The Board authorized EDP to approve a quote in an amount not to exceed \$23,000 for replacement of the booster pump, unless the cost exceeds \$23,000, otherwise, the Board approved a quote in the amount of \$7,324 for repair to the booster pump.
6. The Board authorized Director Geaslen to approve and execute a contract with Gen Solutions in the amount of \$12,695.17 annually on behalf of the Board and the District.
7. The Board approved the conversion to First Net Cellular at \$30 per line for a total connection cost of \$4,000 for the District's six (6) facility phone lines.
8. The Board approved the Operations and Maintenance Report presented by EDP.
9. The Board authorized Eby to advertise for bids for clarifier repairs at the WWTP project once design plans have been completed.
10. The Board approved the Engineering Report presented by Eby Engineers, Inc.
11. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment.
12. The Board authorized the completion, execution and filing of the Voting System Annual Filing Form.

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 June 6, 2022, 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, except Director Garner, therefore constituting a quorum.

Also present were Kelly Trebing of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); Eric Thiry and Tommy Merck of Environmental Development Partners, L.L.C. ("EDP"); Roshell Arterburn of Utility Tax Service, L.L.C. ("UTS"); Deputy Williams 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 May 2, 2022. After discussion, Director Theriot made a motion to approve the minutes of the May 2, 2022, Board of Directors meeting, as presented. Director Campbell seconded the motion, which carried unanimously.

COMMENTS FROM THE PUBLIC

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

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. Deputy Williams reviewed the report and discussed the activity within the past month. He stated that there was a kid skating at the park who stole someone's skateboard.

DISCUSS STATUS OF SOLID WASTE COLLECTION AND RECYCLING SERVICES FROM TEXAS PRIDE

The Board next considered a discussion regarding the status of solid waste collection and recycling services from Texas Pride. Director Theriot informed the Board that Best Trash is requiring the District to agree to include an annual CPI increase as well as a fuel recovery fee as part of the contract with the District. She noted that this would significantly increase the base rate

quoted by Best Trash. Ms. Richardson stated that she has had several conversations with Best Trash and that they have decided to withdraw their proposal for services for the District since they could not come to an agreement on the proposed contract. The Board next discussed how to proceed with garbage collection services. Director Geaslen stated that he spoke with USA Waste who informed him that they are willing to agree to all of the District's terms and that they do not require a fuel recovery fee. He stated that USA Waste said that they are capable of starting collection for the District at any time. Director Theriot suggested that the District continue its contract with Texas Pride since its service has improved over the past couple of months. Director Geaslen expressed concern that Texas Pride might be operating at a loss with respect to the District and suggested that the Board encourage Texas Pride to raise their rates which might help their business and service to the District. Several board members expressed concern with this suggestion and stated that it is the responsibility of Texas Pride to ask for an increase if needed. Director Geaslen next suggested that he and Director Theriot set up a meeting with Texas Pride to discuss collection issues, and Director Theriot suggested that inviting Mr. Atkinson to the next Board meeting might be a better suggestion to which the rest of the Board agreed.

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 May 31, 2022. 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.

Ms. Richardson next presented the attached list of delinquent accounts, dated June 6, 2022, as prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue") (**Exhibit C**).

COLLECTION OF DELINQUENT TAXES

The Board next considered authorizing Perdue to pursue the collection of delinquent taxes for 2021 and prior years, including the filing of lawsuits. After discussion, Director Theriot made a motion to authorize Perdue to proceed with the collection of the District's 2021 and prior years' delinquent tax accounts, as set out above. Director Rhodes seconded the motion, which carried unanimously.

STATUS OF INSURANCE AND FEMA CLAIMS RELATIVE TO HURRICANE HARVEY DAMAGES

The Board next considered the status of insurance and Federal Emergency Management Agency ("FEMA") claims relative to Hurricane Harvey damages. Mr. Thiry reported that EDP submitted the final documentation to FEMA relative to the WWTP damages. He stated that FEMA still needs additional information about the District's contract with Eby as FEMA is under the impression that the District bid engineering services for the District. Ms. Richardson stated that she provided FEMA with a memo outlining the requirements of the Professional Services

Procurement Act and that she will follow up with FEMA to see what additional information they need. Mr. Thiry stated that EDP has provided final documentation for the Water Plant to the insurance company requesting consideration for additional coverage for repairs. He stated there are still outstanding submissions, but that EDP is working with them to give them an answer.

OPERATIONS REPORT

The Board next considered the Operations and Maintenance Report (**Exhibit D**). Mr. Thiry introduced Mr. Merck to the Board and stated that he will be attending upcoming District meetings.

Mr. Thiry reported that Source Point cleaned the aeration basin and clarifier at the WWTP. Mr. Eby stated that he will be reviewing the inspection report for same under the engineer's report.

Mr. Thiry reported that EDP completed the annual testing of fire hydrants. He then presented the Fire Hydrant Inspection report, attached to (**Exhibit E**), and reviewed same with the Board. Mr. Thiry stated that the fire hydrants were last painted in 2019 and appear to still be in good condition. The Board agreed that the fire hydrants do not need to be painted at this time. Mr. Thiry reported that all fire hydrants are functional, but some require repairs and that the estimate to make all repairs totals \$2,443. After discussion, Director Theriot made a motion to approve the proposal in the amount of \$2,443 for repairs to the fire hydrants. Director Campbell seconded the motion, which unanimously carried.

Mr. Thiry next reported on the Water Plant No. 1 booster pump. He stated that EDP received a quote in the amount of \$7,324 to repair the booster pump. He stated that the replacement cost is approximately \$35,000. Mr. Thiry stated that he is awaiting an additional quote. He noted that the pump is over thirty (30) years old and was last repaired in 2019. He noted that the replacement cost in 2019 was \$18,000 but that costs have increased significantly since then. After discussion, Director Rhodes made a motion to authorize EDP to approve replacement of the pump if the second quote does not exceed \$23,000, and, if the quote exceeds such amount to authorize EDP to approve the repairs at a cost of \$7,324. Director Theriot seconded the motion, which unanimously carried.

Mr. Thiry next reported on generator maintenance for the District's facilities. He stated that EDP solicited proposals for generator maintenance, and he reviewed a quote from Gen Solutions in the amount of \$12,695.17 per year and from WPP in the amount of \$15,714.48 per year. He stated that the quotes include four (4) maintenance visits per year and one (1) load bank test. Mr. Thiry stated that EDP has been conducting generator maintenance on an hourly basis thus far. After discussion, Director Theriot made a motion to authorize Director Geaslen to act on behalf of the Board and District to approve and execute a contract with Gen Solutions in the amount of \$12,695.17. Director Campbell seconded the motion, which unanimously carried.

Mr. Thiry next requested authorization to convert all six (6) facility phone lines to the AT&T First Net cellular service and reviewed a proposal relative to same. He noted that the District is currently paying approximately \$30.00 per line with AT&T and that First Net Cellular would charge \$11.00 per line, but that additional equipment would be required in order to switch to First Net Cellular. Mr. Thiry reported that the District would need to spend approximately

\$1000 per site to convert four (4) sites to First Net Cellular, noting that two (2) sites already have the necessary equipment. After discussion, Director Rhodes made a motion to approve the conversion to First Net Cellular and the installation of the equipment required in connection with same as detailed above. Director Theriot seconded the motion, which unanimously carried.

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

ENGINEERING REPORT

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

The Board next discussed the Chasewood Park mitigation project. Mr. Eby stated that the project is nearing completion and that he is not sure why the project is not closed out yet but that he is monitoring the situation.

Mr. Eby reported that the Water Well leak repair is completed, and he recommends payment of the invoices from Alsay and New Tech Global regarding same.

Mr. Eby reported that he is finalizing the permit application for the WWTP Discharge Permit renewal and will forward to the Texas Commission on Environmental Quality in the next few weeks.

Mr. Eby reported that an electrician repaired a faulty light at the park.

Mr. Eby next reviewed the Water Plant No. 1 monthly checklists for the month of May from Patriot Production & Rental Services, LLC along with the related invoice and recommended payment of same.

Mr. Eby reported that he will be meeting with a tree company next week to inspect the trees at the park that need to be removed and/or trimmed.

Mr. Eby next reviewed a photo of a license plate image captured by the new camera installed at the park.

Mr. Eby next presented the Facilities Inspection Report for the inspection of the WWTP, attached hereto as (**Exhibit G**), and reviewed same with the Board. He reviewed the estimated costs for repairs in the amount of \$488,950 which include lift station hatch grates, replacement of air piping, blasting and recoating metals, replacing miscellaneous metals, replacing air lift valves and paving. Mr. Eby stated that R&B submitted a high-level estimate which may change once a contractor begins sandblasting because parts may need to be replaced if the metal fails upon blasting. He stated that he is in the process of preparing design plans and requested authorization to advertise for bids for the project once complete. After discussion, Director Rhodes made a motion to authorize Eby to advertise for bids for the clarifier repairs at the WWTP project once design plans are complete. Director Campbell seconded the motion, which unanimously carried.

Director Rhodes asked if the lift station hatch grates need to be addressed immediately. Mr. Eby stated that he does not believe it is an urgent matter.

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

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Trebing reviewed the Bookkeeping Report (**Exhibit H**), including the checks presented for payment. She stated that TexPool rates have doubled each month over the past five (5) months. Ms. Trebing recommended that when Certificates of Deposit mature, the District roll the funds into TexPool rather than renewing the Certificates of Deposit since the interest rates at TexPool are more favorable. Director Geaslen stated that he likes the diversity with the Certificates of Deposit. The Board agreed to decide next month how to proceed. After discussion, Director Theriot made a motion to approve the Bookkeeper's Report, including the checks presented for payment. Director Rhodes seconded the motion, which carried unanimously.

VOTING SYSTEM ANNUAL FILING FORM

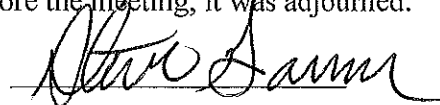
Ms. Richardson next discussed a Voting System Annual Filing Form ("Form") from the Secretary of State's Office. She advised that pursuant to Section 123.061 of the Texas Election Code, each political subdivision in the State of Texas is required to complete and file the Form with the Secretary of State's Office. After discussion, Director Campbell made a motion to approve the Form and authorize MRPC to file same with the Secretary of State's Office. Director Theriot seconded the motion, which carried unanimously.

ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas. The Board concurred to hold the next meeting on Tuesday, July 5, 2022.

ADJOURNMENT OF BOARD MEETING

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



Secretary, Board of Directors

LIST OF EXHIBITS

June 6, 2022

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| Exhibit A | Patrol Report |
| Exhibit B | Tax Assessor-Collector's Report |
| Exhibit C | Delinquent Tax Report |
| Exhibit D | Operations and Maintenance Report |
| Exhibit E | Fire Hydrant Inspection Report |
| Exhibit F | Engineering Report |
| Exhibit G | Facilities Inspection Report |
| Exhibit H | Bookkeeping Report |