

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

Minutes of Board of Directors Meeting

May 1, 2023

ACTIONS TAKEN

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1. The Board approved the minutes of the April 3, 2023, 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 an estimate from EDP in the amount of \$2,900 for fire hydrant repairs.
4. The Board approved a quote from EDP for manhole repairs in the amount of \$52,230.
5. The Board approved the Operations and Maintenance Report presented by EDP.
6. The Board approved the Consumer Confidence Report, contingent on review and approval of same by MRPC, and authorized EDP to distribute a link for same to consumers in the water bill.
7. The Board approved proposals from Playground Solutions in the amount of \$4,777.13 and \$376.12 for repairs to the park equipment and replacement of the spring rider.
8. The Board approved the Engineering Report presented by Eby Engineers, Inc.
9. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment, and authorized the investment of funds in Certificates of Deposit and Treasury Bills.

The Board of Harris County Municipal Utility District No. 286 ("District") met in regular session at 13850 Cutten Road, Houston, Harris County, Texas 77069 on May 1, 2023, 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 Claudia Redden of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); Eric Thiry and Robert Cardenas of Environmental Development Partners, L.L.C. ("EDP"); Roshell Arterburn of Utility Tax Service, L.L.C. ("UTS"); Sergeant Westmoreland and Deputy Jones 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 April 3, 2023. After discussion, Director Theriot made a motion to approve the minutes of the April 3, 2023, Board of Directors meeting, as presented. Director Garner 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. Deputy Jones reviewed the report and discussed the activity within the past month. He stated that there were three (3) car burglaries at the hotel on the same day.

The Board noted that there was nothing new to report regarding security monitoring services.

Sergeant Westmoreland and Deputy Jones exited the meeting at this time.

#### **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 April 30, 2023. The Board reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. Ms. Arterburn stated that there have been several partial tax payments due to protests which is keeping the tax collections around 82%. After discussion of the report, Director Garner 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.

## **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. Director Geaslen reported that the District finally received payment from FEMA for the Hurricane Harvey damages. He stated that he contacted the Chief Financial Officer of the Texas Department of Emergency Management to inquire about the status of the claim which resulted in the delivery of the funds to the District. He requested that the item be removed from the agenda hereafter.

## **OPERATIONS REPORT**

The Board next considered the Operations and Maintenance Report (**Exhibit C**). Mr. Cardenas reported that EDP pulled blower no. 1 at the WWTP for repairs due to a bearing failure. He stated that repairs are still in progress but are expected to be completed this week.

Mr. Cardenas reported that the water main valve repairs are still in progress and that he anticipates the cost to total approximately \$36,500.

Mr. Cardenas reported that the fire hydrant repairs are in progress.

Mr. Cardenas presented the results of the manhole survey and reviewed the list of repairs which are estimated to cost \$52,230. He noted that the repairs would occur over a period of months. The Board reviewed the list of repairs and discussed certain manholes that could not be located during the survey. After discussion, Director Rhodes made a motion to approve the list of manhole repairs. Director Garner seconded the motion, which unanimously carried.

Mr. Cardenas reported on the status of the installation of a new valve relative to the exposed water line under Faulkey Gulley. He stated that a location for the installation has been selected and the valve has been ordered.

The Board next considered approval of a Consumer Confidence Report. After discussion, Director Garner made a motion to approve the Report, contingent upon review by MRPC, and to authorize the posting of the Report on EDP’s website with a link to same printed on the water bill. Director Campbell seconded the motion, which passed unanimously.

Mr. Cardenas reported that EDP will issue a credit to the District on its next invoice for \$2,775 relative to a misbilling for the valve replacement project.

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

### **CONSUMER CONFIDENCE REPORT**

The Board next deferred consideration of the approval of a Consumer Confidence Report as same was previously discussed in the meeting.

### **ENGINEERING REPORT**

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

Mr. Eby next reported on the status of the exposed water line in Faulkey Gulley. He stated that Eby is currently preparing design plans to lower the waterline. The Board then discussed how deep to lower the waterline. Mr. Eby stated that it must be at least five-feet (5') deep. Director Geaslen suggested lowering it to seven-feet (7') under the waterline to ensure it does not become uncovered again. Mr. Eby stated that he will need to determine what the ultimate channel depth is to see if that is feasible. He also noted that approvals will be needed from Harris County before Eby can bid the project.

Mr. Eby next presented a proposal from Playground Solutions in the amount of \$4,777.13 for repairs to the park equipment. He also presented a proposal from Playground Solutions in the amount of \$376.12 for replacement of the spring rider. After discussion, Director Garner made a motion to approve the proposals from Playground Solutions in the amounts of \$4,777.13 and \$376.12 for repairs to the park equipment and replacement of the spring rider. Director Rhodes seconded the motion, which unanimously carried.

Mr. Eby next presented a Preliminary Construction Costs handout for the parking lot expansion at the park. He stated that the total costs for the expansion would be \$186,690, and he reviewed the estimated costs with the Board. The Board concurred not to move forward with the parking lot expansion at this time and requested that the item be removed from the agenda.

The Board next discussed the recent graffiti at the wall at the skate park which appears to be gang related. Ms. Richardson suggested possibly planting shrubs in front of the wall to deter graffiti activity. Mr. Eby stated that he will discuss the issue with Brian Gardens to determine what can be planted.

Mr. Eby reported that he is working with the new owner of the CCI buildings 8 and 9 on the segregation of utilities to serve each building separately.

Mr. Eby next reported on the status of the sanitary sewer televising. He stated that he is currently reviewing the tapes and has found approximately five (5) to ten (10) point repairs which

will be needed. He stated that he will have a full report for the Board's review at next month's meeting.

Mr. Eby reported that Harris County will be doing some bridge work in the Cypress Creek area and will be working in the area of Jones Road and Faulkey Gulley to complete some erosion repair work.

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

### **BOOKKEEPING REPORT**

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Report (**Exhibit E**), including the checks presented for payment. She then presented a handout of rates for Treasury Bills, Certificates of Deposit and investment of funds at Veritex Bank. Director Geaslen then recommended cashing in the District's Certificates of Deposit with interest rates below 2% and re-investing such funds in new Certificates of Deposit and also investing \$200,000 for the purchase of one-year term United States Treasury Bills. After discussion, Director Theriot made a motion to approve the Bookkeeper's Report, including the checks presented for payment and authorized the investments as discussed above. Director Campbell seconded the motion, which carried unanimously.

### **STATUS OF INVESTMENTS BY BANK OF TEXAS**

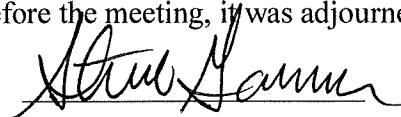
The Board next deferred consideration of the status of investments by Bank of Texas as same was discussed under the bookkeeper's report.

### **ITEMS FOR FUTURE AGENDAS**

The Board next considered matters for possible placement on future agendas. Mr. Eby stated that he received an email from Brian Gardens asking about maintenance of the hike and bike trail. The Board noted that it is already in the contract with Brian Gardens. Mr. Eby agreed to confirm same is already in the contract.

### **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, 2023

- Exhibit A      Patrol Report
- Exhibit B      Tax Assessor Collector's Report
- Exhibit C      Operator's Report
- Exhibit D      Engineering Report
- Exhibit E      Bookkeeping Report