

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

July 10, 2023

ACTIONS TAKEN

1. The Board approved the minutes of the June 5, 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 the Operations and Maintenance Report presented by EDP.
4. The Board authorized Eby to advertise for bids for the sanitary sewer rehabilitation, phase 1 project.
5. The Board approved an invoice for payment to Main Branch Tree Services in the amount of \$3,600 for park clean-up.
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.
8. The Board approved a Resolution Authorizing the Payment of Fees of Office.

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 July 10, 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, except Director Rhodes, 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 of Environmental Development Partners, L.L.C. ("EDP"); Roshell Arterburn of Utility Tax Service, L.L.C. ("UTS"); Deputy Buckley, Deputy Kromah and Corporal Cassidy 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 June 5, 2023. After discussion, Director Theriot made a motion to approve the minutes of the June 5, 2023, Board of Directors meeting, as presented. Director Campbell 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 Kromah reviewed the report and discussed the activity within the past month. Director Geaslen stated that there are concerns about visibility of patrol officers in the neighborhood. He stated that the Board would like for the patrol officers to spend more time in the neighborhood itself along with the park.

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

Deputy Kromah 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 June 30, 2023. The Board reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. 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 Theriot seconded the motion, which carried unanimously.

Ms. Arterburn next presented the attached list of delinquent accounts, dated July 13, 2023, 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. Thiry reported that EDP had printing issues so the first page of the report is missing. He stated that the report that was emailed to the Board includes the first page.

Mr. Thiry reported that Director Theriot found an error in this month's invoice related to work that EDP completed for the customer located at 11543 Lakewood Crossing Place. He stated that those charges are related to some erosion issues caused by the repair of a sanitary sewer line behind the home and located in an adjacent district. He noted that the charges should be billed to the district in which the sewer line is located. Mr. Thiry stated that EDP will issue a credit on the District's next bill.

Mr. Thiry reported that the interconnect with Harris County MUD No. 468 reflects that there was usage within the past month which is incorrect. He stated that EDP is investigating the matter as the interconnect has been closed.

Director Geaslen then asked about the remaining amounts to be paid by the Federal Emergency Management Agency totaling approximately \$150,000. Mr. Thiry stated that EDP provided FEMA with additional information to support the additional amounts owed to the District but has not yet received a response. Director Geaslen requested that EDP follow up on the matter.

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 E**).

Mr. Eby next reported on the status of the exposed water line in Faulkey Gulley. He stated that all comments have been addressed and the project is ready to be bid.

Mr. Eby next reported on the status of the Sanitary Sewer Rehabilitation, Phase 1 project. He stated that he would like to publicly bid the project even though the bidding threshold for projects has increased to \$150,000. Mr. Eby stated that he believes the project will cost close to that amount and thinks the District could obtain better pricing by bidding the project. Mr. Eby then stated that he completed the review of the televised film and did not find any additional repairs that are needed other than the ten (10) repairs previously found. He then presented a map of the proposed Sanitary Sewer Rehabilitation, Phase 1 and reviewed same with the Board. Mr. Eby recommended that the Board authorize Eby to advertise for bids for the project. After discussion, Director Garner made a motion to authorize Eby to advertise for bids for the Sanitary Sewer Rehabilitation, Phase 1 project. Director Campbell seconded the motion, which unanimously carried.

Deputy Buckley, Deputy Kromah and Corporal Cassidy next entered the meeting at this time. Director Geaslen reiterated the Board's concerns with visibility of patrol officers in the neighborhood and park. Corporal Cassidy stated that he will research the matter with the precinct office. Deputy Buckley, Deputy Kromah and Corporal Cassidy exited the meeting at this time.

Mr. Eby reviewed the Water Plant No. 1 monthly checklist for the month of June from Patriot Production & Rental Services, LLC ("Patriot") along with the related invoice and recommended payment of same.

Mr. Eby next presented a new Agreement from Patriot for a monthly maintenance fee of \$4,052.00 for the first month and \$1,320.00 for each month thereafter for the maintenance of the flare stack, effective July 1, 2023. The Board stated that it would like to know why the cost is so expensive for the first month when the District has an existing contract with Patriot. Mr. Eby agreed to discuss the matter with Patriot and report to the Board at the next meeting.

Mr. Eby next presented an invoice from Main Branch Tree Service in the amount of \$3,600 and recommended payment of same. He stated that there was significant damage following a recent storm which resulted in the need for a lot of clean up at the park. Director Theriot noted that one of the "Park Closed" signs is broken and needs to be repaired. After discussion, Director Campbell made a motion to approve the invoice for payment to Main Branch Tree Services in the amount of \$3,600 for park clean-up. Director Garner seconded the motion, which unanimously carried.

Mr. Eby next reported on the status of repairs to the park equipment and replacement of the spring rider by Playground Solutions. He stated that he is still waiting on the delivery of the playground equipment, larger tables and benches. Director Theriot stated that the District may want to research other companies once the equipment from Playwell arrives. She stated that she spoke to various companies at the Association of Water Board Directors summer conference that offer neat amenity options.

Mr. Eby reported on the CCI buildings 8 and 9 segregation of utilities. He stated that CCI will be installing a new water meter so the District will soon be receiving a tap fee for same.

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

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Report (**Exhibit F**), including the checks presented for payment. She stated that she purchased Treasury Bills with the Bank of Texas and transferred funds from TexPool to TexasClass per the Board's request.

Mr. Eby stated that it has been almost ten (10) years since the Board has updated its Capital Improvements Plan and asked the Board if it would like for him to update the plan. The Board then discussed taking down the other side of the WWTP and requested that Eby research same. The Board also requested that Eby coordinate with EDP to update the Capital Improvements Plan.

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 Garner seconded the motion, which carried unanimously.

REVIEW AND APPROVAL OF AMENDED RESOLUTION REGARDING FEES OF OFFICE

The Board next considered the review and approval of a Resolution Authorizing Payment of Fees of Office. Ms. Richardson stated that House Bill 2815 adopted by the 88th Texas Legislature amended Section 49.060 of the Texas Water Code to allow districts to increase the daily fees of office limit to an amount not to exceed the amount of the Legislative per diem set by the Texas Ethics Commission. She noted that this amount is currently set at \$221 per day and that such amount is indexed for inflation. After discussion, Director Campbell made a motion to approve the Resolution Authorizing Payment of Fees of Office (**Exhibit G**) and to authorize the President and Secretary to execute same on behalf of the Board and the District. Director Garner seconded the motion, which unanimously carried.

Ms. Richardson next gave a brief Legislative Update from the 88th Regular Session of the Texas Legislature and noted that an item will be added to the agenda for next month's meeting to discuss same including the use of private email addresses.

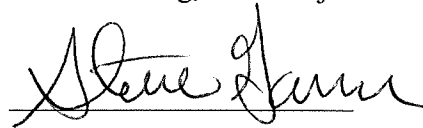
Ms. Redden next discussed the positive pay program to prevent fraud and noted that she will be implementing same for her client district.

ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas. The Board discussed the date of the September meeting and concurred to move the September meeting date to September 11, 2023.

ADJOURNMENT OF BOARD MEETING

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

A handwritten signature in cursive script, appearing to read "Steve Lamm", written over a horizontal line.

Secretary, Board of Directors

LIST OF EXHIBITS

July 10, 2023

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| Exhibit A | Patrol Report |
| Exhibit B | Tax Assessor Collector's Report |
| Exhibit C | Delinquent Tax Report |
| Exhibit D | Operator's Report |
| Exhibit E | Engineering Report |
| Exhibit F | Bookkeeping Report |
| Exhibit G | Resolution Authorizing Payment of Fees of Office |