

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

Minutes of Board of Directors Meeting

March 5, 2025

ACTIONS TAKEN

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1. The Board approved the renewal proposals from Gallagher for the coverage's discussed at the last meeting, and authorized the President to execute same on behalf of the Board and District.
2. The Board approved a proposal from Water District Management, Inc. for operation and maintenance services for District facilities, authorized the President to execute an Agreement on behalf of the Board and the District, subject to review by MRPC, and authorized Director Theriot to coordinate with MRPC for review and approval of notices to customers relative to same.

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 March 5, 2025, 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 Dennis Eby of Eby Engineers, Inc. ("Eby"); Chip Callegari and Phillip Dautrich of TNG Utility Corporation ("TNG"); Cameron Kind and Josh Maas of M. Marlon Ivy & Associates, Inc. ("MMIA"); David Rowe, Sarah Rowe and Dennis Wright of Water District Management Co., Inc. ("WDM"); and Kara Richardson of Marks Richardson PC ("MRPC").

The President called the meeting to order.

#### **COMMENTS FROM THE PUBLIC**

As the first order of business, the Board deferred comments from the public, as no members of the public were present.

The Board next revisited the insurance proposals discussed at the last regular Board meeting. Ms. Richardson presented the revised proposal from Gallagher explaining the implications of removing the TML property coverage. After discussion, Director Rhodes made a motion to approve the renewal proposals from Gallagher for the coverage's discussed at the last meeting, and to authorize the President to execute same on behalf of the Board and District. Director Theriot seconded the motion, which carried unanimously.

#### **PRESENTATION OF PROPOSALS FOR OPERATION AND MAINTENANCE SERVICES FOR DISTRICT FACILITIES**

The Board next considered the presentation of proposals for operation and maintenance services for District facilities. Mr. Callegari introduced himself and Mr. Dautrich to the Board and stated that he is the owner of TNG. He then gave an overview of TNG including the history, qualifications and experience of the company and its employees. Mr. Callegari discussed the basic services fee and explained how the fee for commercial customers is based on consumption and readjusted each year based on actual usage from the prior year. He also explained that the basic services fee for residential customers is a set monthly cost based on the number of residential connections. Mr. Callegari then answered various questions from the Board regarding TNG's services, pricing and experience.

Mr. Callegari and Mr. Dautrich exited the meeting at this time.

Mr. King and Mr. Maas next entered the meeting and introduced themselves to the Board. Mr. Maas gave an overview of MMIA including the history, qualifications and experience of MMIA and its employees. Mr. Maas discussed the basic service fee and explained that the fee for commercial customers is based on consumption and adjusted monthly based on such consumption. He also explained that the basic services fee for residential customers is a set monthly cost based on the number of residential connections. Mr. Maas then answered various questions from the Board regarding MMIA's services, pricing and experience.

Mr. King and Mr. Maas exited the meeting at this time.

Mr. Rowe, Mr. Wright and Ms. Rowe next entered the meeting and introduced themselves. Mr. Rowe gave an overview of WDM including the history, qualifications and experience of WDM and its employees. Ms. Rowe explained that the basic services fee is the same for both commercial and residential connections and is a set price based on the number of connections. She stated that WDM uses the same software as the District's current operator which should help make any transition smooth. Mr. Rowe, Mr. Wright and Ms. Rowe then answered questions from the Board regarding WDM's services, pricing and experience.

Mr. Rowe, Ms. Rowe and Mr. Wright exited the meeting at this time.

#### **DISCUSS PROPOSALS AND SELECTION OF COMPANY**

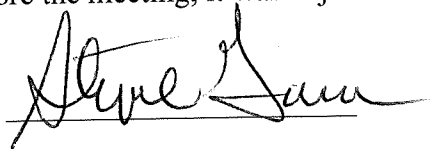
The Board next discussed the proposals from TNG, MMIA, and WDM. After discussion, Director Theriot made a motion to approve the proposal from WDM for operation and maintenance services for District facilities, to authorize the President and Secretary to execute an Agreement for same on behalf of the Board and the District, subject to review by MRPC, and to authorize Director Theriot to coordinate with MRPC for review and approval notices to customers regarding the change in operating companies. Director Campbell seconded the motion, which unanimously carried.

#### **ITEMS FOR FUTURE AGENDAS**

The Board next considered matters for possible placement on future agendas. The Board next discussed the box screen that needs repair as discussed on the meeting on Monday night. Mr. Eby noted that, due to the condition of same and the cost to repair it, it might make more sense to replace rather than repair. Mr. Eby agreed to obtain information on the costs for replacement.

#### **ADJOURNMENT OF BOARD MEETING**

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



Secretary, Board of Directors

**LIST OF EXHIBITS**

March 3, 2025

Exhibit A	TNG Proposal
Exhibit B	MMIA Proposal
Exhibit C	WDM Proposal



**TNG UTILITY CORP.**

**THE NEXT GENERATION OF  
WATER AND WASTEWATER  
UTILITY SERVICES**

**Harris County Municipal Utility District No. 286  
Proposal for Operations and Maintenance Services**



trusted since 1970



**Proposal & Qualifications for the  
Operations & Maintenance of**

**Harris County Municipal Utility District No. 286**

**February 21, 2025**



# Harris County MUD No. 286

Proposal for Operations & Maintenance Services

**FEBRUARY 2025**

## WATER DISTRICT MANAGEMENT

*"Committed to the operational needs of our community  
and conserving our most precious resource"*





A) General Information, Company Name and Address:				Water District Management				M. Marton Inc & Associates				TNG Utility			
B) Basic Operational Services															
1. Office Costs:															
Twelve month average															
2. Operation Costs:															
a. Distribution/Collection Facilities															
Average Monthly Bill															
C) Set Charges For Specific Items (including labor and/or equipment).															
1. Water Taps															
Residential 6" and Under				Type of Tap	Charge			Type of Tap	Charge			Type of Tap	Charge		
				Long	By Quote			Long	\$900.00			Long	\$1,200		
				Short	By Quote			Short	\$900.00			Short	\$800		
8"				Long	By Quote			Long	\$900.00			Long	\$1,500		
				Short	By Quote			Short	\$900.00			Short	\$1,000		
12"				Long	By Quote			Long	\$900.00			Long	\$2,000		
				Short	By Quote			Short	\$900.00			Short	\$1,400		
Commercial 6" and Under				Long	By Quote			Long	Hourly			Long	By Quote		
				Short	By Quote			Short	Hourly			Short	By Quote		
8"				Long	By Quote			Long	Hourly			Long	By Quote		
				Short	By Quote			Short	Hourly			Short	By Quote		
12"				Long	By Quote			Long	Hourly			Long	By Quote		
				Short	By Quote			Short	Hourly			Short	By Quote		
2. Meters (including box installed)					Charge				Charge				Charge		
¾" x 5/8"					cost + 10%				\$171.50				\$150		
1"					cost + 10%				\$283.00				\$215		
2"					cost + 10%				\$1,110.00				By Quote		
3. Copper and Lead Testing															
a. Sample Collection					hourly per personnel rates				lab fee, at cost				\$25		
b. Sample Testing					hourly per personnel rates				lab fee, at cost				lab fees		
4. Special Mailing on Notice of Delinquent Account or Return Check (excluding postage).															
					Del Ltr/Door Hang \$10: NSF \$30				\$5/letter				\$15		



5. Pre-construction and post-construction lot inspection. Includes physically inspecting the lot with the builder prior to construction and after construction, noting the condition inspecting the lot with the builder of the District's facilities.			pre res - \$45; post res - \$75; commercial - hourly			\$50.00			\$25	
6. Sewer connection inspection.			res - \$50; commercial - hourly			\$50.00			\$25	
7. Call-outs to the district such as meter re-reads, distribution of door hangers, and leak investigations will be paid for at the established set charges for labor and equipment.										
8. Valve/hydrant inspection, survey & testing (entire district)			Time & Materials			Time & Material; est. at \$73.00			Time & Materials	
			Time & Materials			Valves - \$55/each; hydrants - \$52/each				
D) Set charges for labor and equipment.										
1. Personnel rates (Specify hours/days considered to be overtime)										
Classification		Regular Hourly Rate	Overtime Rate			Regular Hourly Rate	Overtime Rate		Regular Hourly Rate	Overtime Rate
a. Chief Operator		\$72.00	\$108.00			\$60.00	\$90.00		\$65.00	\$97.50
b. Supervisor/Foreman		\$54.00/\$6,000	\$81.00/\$90.00			\$70.00	\$105.00		\$55.00	\$82.50
c. "B" Licensed Operator		\$60.00	\$90.00			\$60.00	\$90.00		\$55.00	\$82.50
d. "C" Licensed Operator		\$54.00	\$81.00			\$60.00	\$90.00		\$55.00	\$82.50
e. Technician		\$48.00	\$72.00			\$48.00	\$72.00		\$45.00	\$67.50
f. Laborer/Helper		\$38.00	\$57.00			\$35.00	\$52.50		\$30.00	\$45.00
g. * _____	Inspector/Manager	\$72.00	\$108.00			\$60.00	\$90.00		\$60.00	\$90.00
h. * _____	Clerical	\$38.00	\$57.00			\$40.00	\$60.00		\$75.00	\$75
i. * _____						\$55.00	\$82.50			
*Additional personnel available.										
2. Equipment rates w/operator(s) as required to operate each item of equipment.		Hourly	Min. Charge	Indicate:		Hourly	Min. Charge	Indicate:	Hourly	Min. Charge
				(O) Owned (R) Rented				(O) Owned (R) Rented		(O) Owned (R) Rented
a. Backhoe		\$435.40	hourly	O		\$135 w/operator	\$135.00	O	\$85.00	\$340.00
b. Dump Truck		n/a	n/a	n/a		rental rate + 15%		R	cost + 10%	
c. Transport Trailer		\$13.00	hourly	O		\$17.50	\$17.50	O	\$15.00	\$45.00
d. 1/2 Ton Truck		\$17.35	hourly	O		\$25.00	\$25.00	O	\$18.00	\$18.00
e. 1 Ton Truck		\$27.25	hourly	O		\$35.00	\$35.00	O	\$22.00	\$22.00
f. JetSewer Cleaning Unit		\$81.40	4 hours	O		\$125.00	\$125.00	O	\$100.00	\$200.00
g. Welding Machine		\$100.00	daily	O		rental rate + 15%		R	\$50.00	\$50.00
h. Mobile Hoist or Crane		\$80.00	hourly	O		\$70.00	\$70.00	O	\$150.00	\$150.00
i. Grader/Maintainer		n/a	n/a	n/a		rental rate + 15%		R	cost + 10%	
j. Tractor w/ Box Blade		n/a	n/a	n/a		rental rate + 15%		R	cost + 10%	
k. Ditching Machine		n/a	n/a	n/a		rental rate + 15%		R	cost + 10%	
l. 2" Utility Pump		\$13.00	hourly	O		no charge	\$95.00	O	\$30.00	\$30.00
m. 3" or larger Utility Pump		\$13.00	hourly	O		\$35.00	\$35.00	O	\$20.00	\$40.00
n. Pickup Truck		see (d)(e)	hourly	O		\$95.00	\$95.00	O	\$18.00	\$18.00
o. *	Televising Equipment	\$600 (4hr); \$1200 (8hr)	4 hours	O - Incl van		Vector		O		
p. *	Boring	\$25.00	hourly	O		Mechanic Truck	\$195.00	O		
q. *	Shoring 4x6	\$28.25	hourly	O		Sewer Camera	\$55.00	O		
r. *	Dump Trailer	\$14.00	hourly	O		Hydro Excavator	\$100.00	O		
s. *							\$80.00	O		



A) Markups	Outside contractors not paid directly by District = \$0 - \$2000; cost plus 10% \$2001+; cost plus 5%		All parts, materials, rental equipment used in operations will have a 15% markup		All parts, materials, rental equipment used in operations will have a 15% markup (excepting third party vendors or subs paid directly by district)	
B) Please provide a brief history of the company and its principals demonstrating the experience and qualifications to perform the services described in the RFP.	Office supplies = cost plus 10% See Exhibit II of proposal		See Sections 1&2 of proposal.		See cover letter.	
C) Please provide a list of all principals of the company as well as any wholly-owned parent companies of the company.	David Rowe, sole owner		Board members: Mark Ivy (CEO)		Chip Callegari, sole owner.	
			Josh Maas, President			
			Suzanne Maas, Secretary and Treasurer			
D) Please provide a list of the locations of all company offices.	Corporate: 12707 Old Louetta Road, Houston, TX 77070 Construction/Ops/Future Corp.: 2121 S. Persimmon St, Tomball, TX 77375 Satellite: 19720 Kuykendahl Road, Spring, TX 77379		13833 Hauke Road Corporate: Spring, Texas 77388		2815 Spring Cypress Road, Suite 3 Spring, Texas 77388	
E) Please provide the number of employees by function and location along with the number of employees holding licensing, types of licensing and evidence of satisfaction of current licensing and educational requirements.	See Exhibit III of proposal		See Section 2 of proposal.		See Exhibit D and Organizational Chart.	
F) Please provide the name(s) of the employee who will be attending Board meetings on a recurring basis as well as such employee's experience and qualifications.	Dennis Wright - 35 years experience, Class A Water & Wastewater		See Section 7 of proposal.		Chip Callegari - See Exhibit D.	
G) Please provide a list of all clients and indicate how long each has been served by the company.	See Exhibit IV of proposal.		See Section 5 of proposal.		See Client Listing	
H) Please provide a list of at least 3 client references with contact information for each.	See Exhibit IV of proposal.		See Section 5 of proposal.		See Client Listing	
I) Please provide evidence of current insurance coverage.						