

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

Minutes of Board of Directors Meeting

June 2, 2025

**ACTIONS TAKEN**

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1. The Board approved the minutes of the May 5, 2025, 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 2024 and prior years.
4. The Board approved the Consumer Confidence Report, contingent on review and approval of same by MRPC, and authorized WDM to distribute a link for same to consumers in the water bill.
5. The Board approved the Operations and Maintenance Report presented by WDM.
6. The Board approved the payment of invoice from My Backyard Sports for the installation of concrete pads to accommodate the new benches.
7. The Board approved a new bench selection for an ergonomic design made out of repurposed plastic for the pickleball court.
8. The Board approved a proposal from Brian Gardens in the amount of \$2,018.43 to regrade, seed, place topsoil and add irrigation around the pickleball court.
9. The Board approved the request from Price Development Group, LLC for water and sanitary sewer service to a 13.94-acre tract of land in Chasewood Technology Park, Section Two.
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 13850 Cutten Road, Houston, Harris County, Texas 77069 on June 2, 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, thereby constituting a quorum.

Also present were Claudia Redden of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); David Rowe and Dennis Wright of Water District Management Co., Inc. ("WDM"); Mike Arterburn of Utility Tax Service, L.L.C. ("UTS"); Deputy Cuellar of Harris County Sheriff's Office; 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 5, 2025. After discussion, Director Rhodes made a motion to approve the minutes of the May 5, 2025, Board of Directors meeting, as presented. Director Campbell seconded the motion, which carried unanimously.

#### **STATUS OF SECURITY SERVICES WITH HARRIS COUNTY SHERIFF'S OFFICE**

The Board next considered the status of security services with the HCSO. Deputy Cuellar discussed the activity within the District for the past month. The Board next discussed recent reports of vehicles running stop signs in the District. The Board then gave Deputy Cuellar recommendations as to where the activity occurs the most in the District and requested that HCSO monitor same.

The Board then discussed people coming to the park in the middle of the night. The Board noted that the audible warnings appear to be working to make them leave. Deputy Cuellar recommended installing signage that says towing enforced after park hours with phone numbers for HCSO and Constable Precinct 4.

The Board next considered the status of security monitoring services. No one present had anything new to report.

## **COMMENTS FROM THE PUBLIC**

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

## **REQUEST FROM RESIDENT REGARDING GARDEN IN LAKEWOOD CROSSING PARK**

The Board next considered a request from Mr. Colton Price, an area resident, regarding the pollinator garden in Lakewood Crossing Park. Ms. Richardson stated that Mr. Price sent an email asking to help restore the pollinator garden. Mr. Eby agreed that the pollinator garden has fallen into disrepair. He then suggested that the Board obtain a proposal from Brian Gardens to restore the garden. Mr. Eby also noted that he can reach out to Mr. Price to see what input he might offer regarding his request. The Board requested that the item remain on the agenda for next month's meeting.

## **TAX ASSESSOR-COLLECTOR REPORT**

The Board next considered the Tax Assessor-Collector Report. Mr. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit A**) dated April 30, 2025. He reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. Mr. Arterburn also stated that the preliminary tax value for 2025 is \$310,873,140. 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 June 2, 2025, as prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue") (**Exhibit B**).

## **COLLECTION OF DELINQUENT TAXES**

The Board next considered authorizing Perdue to pursue the collection of delinquent taxes for 2024 and prior years, including the filing of lawsuits. After discussion, Director Rhodes made a motion to authorize Perdue to proceed with the collection of the District's 2024 and prior years' delinquent taxes, as set out above. Director Theriot seconded the motion, which carried unanimously.

## **OPERATIONS REPORT**

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems for the month of May (**Exhibit C**).

Mr. Wright reported that water accountability for the month was 95.22%. He reported that the District's facilities operated in compliance with their respective permits during the month.

Mr. Wright next presented the Daily Usage Report and Usage Summary for the permit period and reviewed same with the Board.

Mr. Wright next presented the Facilities Maintenance Report and reviewed same with the Board. He stated that the highlighted items are due to be completed.

The Board next considered the review of monthly service billing and collections. Mr. Wright reviewed the monthly invoice from WDM and answered questions from the Board regarding same. Director Geaslen requested that the Mag OX be direct billed to the District hereafter. Director Rhodes then asked whether WDM had encountered any issues with the District's facilities. Mr. Wright stated that WDM has not found any major issues but he did identify a few minor repairs that need to be made at lift station no. 2.

Mr. Wright next reviewed the consumption report with the Board.

Mr. Wright reported on the remaining amounts to be paid by the Federal Emergency Management Agency ("FEMA") totaling approximately \$150,000. He stated that WDM is setting up access to interface directly with FEMA. Mr. Wright stated that WDM received an email from FEMA regarding large sums of money waiting to be paid to the District. He stated that two of the sums are related to retainage from R&B Group and FEMA needs proof that the retainage was paid. The Board then discussed whether to keep chasing the amounts owed by FEMA. Mr. Wright stated that it will cost the District approximately \$4,000 to continue chasing the money owed from FEMA but that it could cost less if the District only wants to recover the retainage amount. After discussion, the Board authorized WDM to send in the information regarding the retainage and inquire as to the other missing information. Ms. Redden gave Mr. Wright a thumb drive with all of the information related to FEMA over the past few years.

After discussion, Director Rhodes made a motion to accept the operator's report as presented. Director Garner seconded the motion, which carried unanimously.

#### **STATUS OF CONSTRUCTION OF PICKLEBALL COURT AT LAKEWOOD CROSSING PARK**

Mr. Eby next reported on the status of the construction contract with My Backyard Sports for construction of a pickleball court at Lakewood Crossing Park. He stated that the contractor is scheduled to pressure wash this week and then paint next week. Mr. Eby presented an invoice for the installation of concrete pads to accommodate the benches and recommended payment of same. After discussion, Director Rhodes made a motion to approve the payment of invoice from My Backyard Sports for the installation of concrete pads to accommodate the benches. Director Campbell seconded the motion, which unanimously carried.

The Board next discussed the installation of fencing for the pickleball court and decided that fencing is not needed at this time. The Board suggested installing a screen to prevent balls from falling into the drainage inlet. Director Campbell next stated that she prefers a different bench than the one selected by the Board last month, noting that the selected bench is not very comfortable as it is at a ninety (90) degree angle. She presented an alternative bench and stated that it is more ergonomic and more comfortable and also made out of repurposed plastic which

will last longer. After discussion, Director Campbell made a motion to approve the alternative bench selection for installation at the pickleball court. Director Rhodes seconded the motion, which unanimously carried.

Mr. Eby next presented a proposal from Brian Gardens in the amount of \$2,081.43 to regrade, seed, place topsoil and add irrigation around the pickleball court. After discussion, Director Rhodes made a motion to approve the proposal from Brian Gardens in the amount of \$2,018.43 to regrade, seed, place topsoil and add irrigation around the pickleball court. Director Theriot seconded the motion, which unanimously carried. Ms. Richardson then suggested that a trash can might be useful for the pickleball court. Mr. Eby stated that he will obtain a proposal from Fun Abounds for same.

## **ENGINEERING REPORT**

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

Mr. Eby reviewed the Water Plant No. 1 monthly checklist for the months of March, April and May from TYEG along with the related invoices and recommended payment of same. He also noted that TYEG replaced two (2) gas detectors which were not functioning properly.

Ms. Richardson next presented the attached utility commitment letter to Price Development Group, LLC ("Price") regarding a request for water and sanitary sewer service for a 13.94-acre tract of land located southwest of the intersection of Tomball Parkway and Chasewood Park Drive in Chasewood Technology Park, Section Two. Mr. Eby stated that Price has advised that the proposed multi-family residential development will require a total sanitary sewer capacity of 36,000 gallons per day and a total water capacity of 47,000 gallons per day. Mr. Eby stated that capacity is available and recommended that the Board approve the request for commitment. After discussion, Director Rhodes made a motion to approve the request for capacity. Director Garner seconded the motion, which unanimously carried.

Mr. Eby reported on the previous correspondence received from Mexcor indicating its intent to operate a computing facility requiring approximately one million gallons per day of water and 300,000 gallons per day for sanitary sewer. He stated that he needs to go back and review historical usage in the District, including when the commercial properties were fully occupied to determine how much capacity remains as he is not sure about the adequacy of the sewer capacity.

Mr. Eby next reviewed reported on the proposal from Neil Technical Services ("NTS") for the replacement of the influent screen support box for \$17,891. Mr. Wright stated that the proposal would also include a platform. He stated that he will obtain additional quotes for review at next month's meeting.

After discussion, Director Rhodes 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 E**), including the checks presented for payment. Ms. Redden reported that Texas Class has more security procedures in place now because of recent thefts. After discussion, Director Garner made a motion to approve the Bookkeeper's Report, including the checks presented for payment. Director Theriot 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 Theriot made a motion to approve the Form and authorize MRPC to file same with the Secretary of State's Office. Director Rhodes seconded the motion, which carried unanimously.

### **DISCUSS APPROVAL OF CHANGE IN MEETING DATE**

The Board next considered a discussion regarding the approval of a change in the monthly meeting date. After discussion, the Board concurred to leave the meeting as currently scheduled.

### **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**

June 2, 2025

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