

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

Minutes of Board of Directors Meeting

May 6, 2024

ACTIONS TAKEN

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1. The Board approved the minutes of the April 1, 2024, 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 a quote from Electrical Field Services in the amount of \$77,500 for the offsite well theft damage.
4. The Board approved a quote from Advantage Security Integration in the amount of \$6,435.16 to add an extra camera and update the security system at Water Plant No. 2
5. The Board approved the Operations and Maintenance Report presented by Inframark.
6. The Board approved the Consumer Confidence Report, contingent on review and approval of same by MRPC, and authorized Inframark to distribute a link for same to consumers in the water bill.
7. The Board approved a proposal from Torres Brothers Painting in the amount of \$1,200 for pressure washing and staining the gazebo and removing rust from the playset.
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.

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 6, 2024, 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 Claudia Redden of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); Robert Cardenas of Inframark; Mike Arterburn of Utility Tax Service, L.L.C. ("UTS"); Deputy Cousin of Harris County Sheriff's Office ("HCSO"), 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 1, 2024. After discussion, Director Rhodes made a motion to approve the minutes of the April 1, 2024, Board of Directors meeting, as presented. Director Theriot seconded the motion, which carried unanimously.

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

The Board next deferred the status of security services with the HCSO until later in the meeting.

#### **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. Mr. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit A**) dated April 30, 2024. 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, to approve the checks identified in the report for payment, and to approve moving the list of subject accounts to uncollectible. Director Rhodes 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 Cousins discussed the activity within the District for the past month.

The Board next considered the status of security monitoring services. Director Rhodes stated that the parts to repair the audio were installed and the audio is now working.

## **RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT TAXES**

The Board next deferred consideration of the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Taxes as same was adopted last month.

## **OPERATIONS REPORT**

The Board next considered the Operations and Maintenance Report (**Exhibit B**).

Mr. Cardenas reported on the remaining amounts to be paid by the Federal Emergency Management Agency ("FEMA") totaling approximately \$150,000. He stated that Inframark is coordinating with Michelle Juliani of CohnReznik to submit a request for reimbursement as the District may be entitled to more money than originally anticipated.

Mr. Cardenas stated that Inframark is offering drone reservations for the upcoming hurricane season for a \$50.00 non-refundable deposit. He stated that he will have more information next month regarding costs for those services beyond the \$50.00 deposit.

Mr. Cardenas reported that the repair of the two-inch (2") airline clarifier no. 1 at the WWTP is complete, and Inframark is waiting on the final invoice.

Mr. Cardenas reported that the manhole survey repairs are ninety-eight percent (98%) complete. He stated that Inframark received the executed Consent to Encroachment and Indemnity Agreement with Bui Dien and Vu Rose regarding the buried manhole located behind the house on Cypresswood Trail. Mr. Cardenas stated that the repairs for same are scheduled for next week.

Mr. Cardenas reported that the water main valve repairs are ninety percent (90%) complete.

Mr. Cardenas next reported on the status of the WWTP following the Mexcor incident on February 6, 2024. He stated that the facility is back to normal operations. Mr. Cardenas stated that he received the final invoice from MagnaFlow bringing the total amount due for sludge hauling to \$66,496. He stated that the costs for televising the collection system to inspect for any damage from chemicals will also be billed to Mexcor which will be approximately \$2,500. Mr. Cardenas stated that Inframark will invoice Mexcor on the next water bill and offer them a payment plan for up to one (1) year to pay.

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

Mr. Cardenas reported that an insurance claim has been started and all expenses are being tracked relative to the theft and offsite well damage that occurred on March 3, 2024. He then presented a quote from Neil Technical Services (“NTS”) in the amount of \$122,800 to repair the damages. Mr. Cardenas then presented an additional quote from Electrical Field Services (“EFS”) in the amount of \$77,500 which also includes incasing the service riser at the pole with concrete. Mr. Eby stated that he met with EFS at the offsite well to see how to prevent something like this from happening again. He stated that one option would be to reroute the line including obtaining an easement. Mr. Eby stated that another option is to take the existing conduit and concrete around the offsite well making it hard to saw through and loosen the wire. He stated that he recommends the second option. After discussion, Director Rhodes made a motion to approve the quote from EFS in the amount of \$77,500 to repair the damages at the offsite well. Director Theriot seconded the motion, which unanimously carried.

Director Theriot next asked about PFAS requirements. Mr. Cardenas stated that Inframark is researching the matter and will have more information next month.

Mr. Cardenas next presented a quote from Advantage Security Integration (“ASI”) in the amount of \$6,435.16 to add an extra camera and update the security system at Water Plant No. 2. After discussion, Director Rhodes made a motion to approve a quote from ASI in the amount of \$6,435.16 to add an extra camera and update the security system at Water Plant No. 2. Director Campbell seconded the motion, which unanimously carried.

Mr. Cardenas next presented a quote from Brian Gardens in the amount of \$2,649.25 to trim low hanging trees that are hanging over the facility at Water Plant No. 2. The Board requested that Inframark obtain an additional quote for the Board’s review at next month’s meeting.

Mr. Cardenas stated that the HOA has paid all outstanding water bill charges attributable to the meter for which they are responsible.

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

### **CONSUMER CONFIDENCE REPORT**

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

### **ENGINEERING REPORT**

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

Mr. Eby reviewed the Water Plant No. 1 monthly checklist for the month of April from Patriot Production & Rental Services, LLC (“Patriot”) along with the related invoice and

recommended payment of same. He also noted that Patriot found the gas detector not functioning properly and replaced same.

Mr. Eby next presented a site plan for the proposed pickleball court at Lakewood Crossing Park. He stated that he will submit the plans to Harris County for review.

Mr. Eby next reported on the status of preparation of the Geographic Information System by RG Miller. He stated that he has been forwarding drawings to RG Miller who is in the process of setting up the system. Mr. Eby stated that RG Miller is setting up a portal for his review.

Mr. Eby next presented a proposal Torres Brothers Painting in the amount of \$1,200 for pressure washing and staining the gazebo and removing rust off of the playset. After discussion, Director Rhodes made a motion to approve a proposal from Torres Brothers Painting in the amount of \$1,200 for pressure washing and staining the gazebo and removing rust from the playset. Director Campbell seconded the motion, which unanimously carried.

Director Geaslen stated that his wife reported that one of the lighting timers at the park was not working. Mr. Eby stated that he will research the matter and will also check some of the lights which appear to be staying on.

Mr. Eby next discussed the incident at the WWTP involving Mexcor. He presented correspondence from the Chief Operating Officer of Mexcor describing the property that they purchased and the current and proposed uses for same. Mr. Eby stated that he advised Mexcor that the property needs to be inspected to ensure there is nothing undisclosed regarding the use property. He noted that the correspondence states that they are storing hazardous chemicals onsite. The Board then discussed adopting an Industrial Waste Order for the District. Ms. Richardson stated that she is planning to speak to outside counsel regarding an updated form of Industrial Waste Order.

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

### **DROUGHT CONTINGENCY PLAN**

The Board next considered the adoption of a Resolution Regarding Review of Drought Contingency Plan (“Plan”). Ms. Richardson advised that the TCEQ requires that the Plan be reviewed on a set five year schedule with the next review deadline being May 1, 2024. She advised that the District reviewed the Plan in July 2019 and that MRPC does not have any changes to recommend. After discussion on the matter, Director Rhodes moved to adopt the Resolution Regarding Review of Drought Contingency Plan (**Exhibit D**) and to authorize MRPC to file same with the necessary reporting agencies. Director Campbell seconded said motion, which unanimously carried.

### **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 stated that the

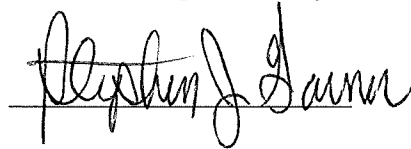
maturing T-Bills will be reinvested back into T-Bills. After discussion, Director Theriot made a motion to approve the Bookkeeper's Report, including the checks presented for payment and authorized the investments as discussed above, and to authorize the President to execute same on behalf of the Board and the District. Director Campbell seconded the motion, which carried unanimously.

### **ITEMS FOR FUTURE AGENDAS**

The Board next considered matters for possible placement on future agendas. Ms. Richardson then discussed the District's website. She noted that Touchstone submitted a proposal to manage the District's website, but she noted that, after reviewing the bookkeeper's report, there appears to be a check for the annual website services to the current website manager, Don Dulin, for approval at today's meeting. Ms. Redden stated that she will hold the check for website maintenance until Ms. Richardson has reviewed the contract with Don Dulin. The Board stated that it would like to research other options at the Association of Water Board Directors summer conference. The Board requested that an item be added to the agenda for next month's meeting to discuss options for website management services.

### **ADJOURNMENT OF BOARD MEETING**

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

A handwritten signature in black ink, appearing to read "Stephen J. Danner", written over a horizontal line.

Secretary, Board of Directors

**LIST OF EXHIBITS**

May 6, 2024

- Exhibit A Tax Assessor Collector's Report
- Exhibit B Operator's Report
- Exhibit C Engineering Report
- Exhibit D Resolution Regarding Review of Drought Contingency Plan
- Exhibit E Bookkeeping Report