

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

July 7, 2025

ACTIONS TAKEN

1. The Board approved the minutes of the June 2, 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, and authorized closing of the account at Bank OZK and the transfer of funds to Stellar Bank.
3. The Board approved the Operations and Maintenance Report presented by WDM.
4. The Board approved a proposal from Storm Water Solutions in the amount of \$364.00 to install silt fencing around and near the pickleball court.
5. The Board approved the final retainage invoice from My Backyard Sports, subject to completion of punchlist items.
6. The Board approved a renewal Agreement from TYEG that includes an initial fee of \$4,265.00 for the first month and \$1,390.00 for each month thereafter for the maintenance of the flare stack, effective August 1, 2025.
7. The Board approved a proposal from Neil Technical Services in the amount of \$17,891.00 for the replacement of the influent screen support box and platform at the WWTP.
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.
10. The Board adopted a Resolution Declaring Development Status of the District.

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 7, 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 Jacquelyn Goodwin 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 2, 2025. After discussion, Director Rhodes made a motion to approve the minutes of the June 2, 2025, 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 consideration of the status of security services with the HCSO until later in the meeting.

Director Rhodes stated that Mr. Eby sent him a photo of some carpet that was left at the pickleball court. He stated that Brian Gardens removed the carpet. Director Geaslen emphasized that the park closes at sun down and mentioned that there is some graffiti on the sidewalk in front of the park along Cypresswood Drive.

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.

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 May 31, 2025. He reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. Mr. Arterburn then discussed fraud information that was given out during the Association of Water Board Directors summer conference. He stated that someone obtained a reimbursement check and attempted to defraud the District. Mr. Arterburn stated that there were two (2) incidents that were unsuccessful due to UTS' fraud prevention procedures in place. Mr. Arterburn then requested authorization to close the District's tax account at Bank OZK and authorize transferring the funds to Stellar Bank. He stated that he will have a Depository Pledge Agreement for the District's execution at next month's meeting. 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 authorize the transfer of funds from Bank OZK to Stellar Bank. Director Rhodes seconded the motion, which carried unanimously.

STATUS OF SECURITY SERVICES WITH HARRIS COUNTY SHERIFF'S OFFICE

The Board next revisited the status of security services with the HCSO. Deputy Cuellar discussed the activity within the District for the past month. He stated that activity in the District has been minimal. He stated that there have been several traffic violations and a significant amount of traffic stops conducted. Deputy Cuellar stated that HCCO received the report for the graffiti at the park and is handling same.

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 B**).

Mr. Wright reported that water accountability for the month was 92.48%. 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 reported that WDM spoke with the Texas Department of State Health Services and payment has been made. He stated that there was a timing issue with the submission of the report.

Director Geaslen discussed force main failure that leaked into the creek. Mr. Wright stated that WDM will file a bypass report regarding same.

Mr. Wright then presented a photo of the fire hydrant that was replaced and discussed same with the Board.

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.

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 making progress with FEMA and is diligently working towards a resolution for the District.

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

Director Rhodes briefly exited the meeting at this time. Deputy Cuellar also exited the meeting at this time.

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 he conducted a final inspection and noticed there are some chips in the paint on the pickleball court that need to be repaired. He stated that he believes the chipped paint was caused by pressure washing the pickleball court, and noted that he has included such repairs as a punchlist item. Mr. Eby presented the final retainage amount in the amount of \$18,040.00 and recommended payment of same. He stated that the amount is half of the total contract price due to the District having paid an initial deposit to the contractor prior to commencement of the project. After discussion, Director Garner made a motion to approve the final retainage from My Backyard Sports in the amount of \$18,040.00, subject to completion of punchlist items. Director Campbell seconded the motion, which unanimously carried. The Board requested that the check issued for payment to My Backyard Sports be held until such time that the punchlist items are completed.

Mr. Eby reported that My Backyard Sports welded rebar on the stormwater inlet to prevent pickleballs from entering the inlet.

Mr. Eby next presented a proposal from Storm Water Solutions in the amount of \$364.00 to install silt fencing around and near the pickleball court to help with drainage causing erosion. He stated that the installation of silt fencing will help determine the flow of drainage in the park, and whether additional landscaping or retainage wall options are needed to help prevent the drainage of water onto the court. After discussion, Director Rhodes made a motion to approve the proposal from Storm Water Solutions in the amount of \$364.00 to install silt fencing around and near the pickleball court. Director Theriot seconded the motion, which unanimously carried.

Mr. Eby then suggested that Brian Gardens install a hose near the pickleball court to help with the maintenance of the pickleball court. Mr. Eby then stated that benches are scheduled to be installed in approximately three (3) to four (4) weeks.

ENGINEERING REPORT

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

Mr. Eby reported on the status of preparation of a Geographic Information System ("GIS") for the District. He stated that he is reviewing the GIS maps prepared by R.G. Miller. Mr. Eby stated that he would like to hand over the GIS system to WDM in order to track invoices, repairs and pictures for maintenance and repairs to the facilities.

Mr. Eby next presented a renewal Agreement from TYEG that includes an initial fee of \$4,265.00 for the first month and \$1,390.00 for each month thereafter for the maintenance of the flare stack, effective August 1, 2025. After discussion, Director Rhodes made a motion to approve the renewal Agreement from Patriot as detailed above. Director Theriot seconded the motion, which unanimously carried.

Mr. Eby reviewed the Water Plant No. 1 monthly checklist for the month of June from TYEG along with the related invoices and recommended payment of same.

Mr. Eby reported that the skatepark has been repainted using extra paint kept for the WWTP. He suggested ordering more paint for the WWTP and the Board concurred.

The Board next considered the utility commitment request from Price Development Group, LLC ("Price") regarding 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 then stated that Price 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. He then presented the attached analysis reflecting the capacity requests from Lone Star College and Chasewood Park, and reviewed the improvements that will be necessary to serve the development. The Board then requested a cost estimate on the upgrades in order to discuss the developer funding costs for same. Mr. Eby agreed to coordinate with MRPC on the matter.

Mr. Eby next presented quotes for the replacement of the influent screen support box and platform at the WWTP. After discussion, Director Campbell made a motion to approve the proposal from Neil Technical Services ("NTS") in the amount of \$17,891.00 for the replacement of the influent screen support box and platform at the WWTP.

The Board next considered review and approval of a utility commitment request from Mexcor for water and sanitary sewer services for a computing facility. Mr. Eby presented the attached analysis reflecting the development's request for a total sanitary sewer capacity of 300,000 gallons per day and a total water capacity of 1,075,000 gallons per day. He then reviewed the improvements which would be required for the request, including upgrades to the Water Plant, WWTP, water conveyance lines and sanitary sewer lines. The Board then requested that Mr. Eby send the correspondence to Mexcor to determine whether Mexcor would like to proceed with the request.

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

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Report (**Exhibit D**), including the checks presented for payment. After discussion, Director Garner made a motion to approve the Bookkeeper's Report, including the checks presented for payment. Director Campbell seconded the motion, which carried unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT DESIGNATION OF DISTRICT

Ms. Goodwin next discussed certain statutory requirements which set limitations on the amount by which certain municipal utility districts can increase their property taxes without triggering mandatory elections to approve such increases. In connection therewith, Ms. Goodwin presented a Resolution designating the District as a "Developed District" pursuant to Section 49.23602 of the Water Code (**Exhibit E**) and noted that the District's engineer had certified such designation. After discussion, Director Rhodes made a motion to approve the Resolution and authorize the President and Secretary to execute same on behalf of the Board and the District. Director Theriot seconded the motion, which unanimously carried.

ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas. The Board requested that an item be added to the agenda for next month's meeting to discuss the annual Water Conservation Meeting.

ADJOURNMENT OF BOARD MEETING

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



ASST. Secretary, Board of Directors

LIST OF EXHIBITS

July 7, 2025

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| Exhibit A | Tax Assessor Collector's Report |
| Exhibit B | Operator's Report |
| Exhibit C | Engineering Report and related handouts |
| Exhibit D | Bookkeeping Report |
| Exhibit E | Resolution Declaring Development Status of District |