

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 365

November 21, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 365 (the "District") met in regular session, open to the public, on the 21st day of November, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Greg Coleman	President
Cathy Cropper	Vice President
Ann Nguyen Moore	Secretary
Cassandra Cronin	Assistant Secretary
Michael Crafton	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also present at the meeting were Jarryd Mayfield of Si Environmental LLC ("Si"); Odett Newman of Bob Leared Interests, Inc. ("Leared"); Chris Burke of Burke Engineering, LLC ("Burke"); Lisha Luper of Storm Water Solutions, LLC ("SWS"); Bridget Elmore of The Goodman Corporation ("Goodman"); Michael Murr of Murr, Incorporated ("Murr, Inc."); and Adisa Harrington and Connie Rossi of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending via audioconference were Mary Jarmon of Myrtle Cruz, Inc. ("MCI") and Steve Bonjonia of Property Acquisition Services, LLC ("PAS").

CONSENT AGENDA

Director Coleman offered Board members the opportunity to remove items from the consent agenda for individual discussion. Following discussion, Director Cronin moved to approve all items on the consent agenda, including the minutes from the October 17, 2024 regular meeting and the October 29, 2024 special meeting. Director Cropper seconded the motion, which passed by unanimous vote. Copies of all documents approved as part of the consent agenda are attached, excluding the minutes from the previous meetings.

PUBLIC COMMENT

Director Coleman offered any members of the public attending the meeting the opportunity to make public comment.

Director Coleman thanked Directors and consultants for working productively.

There being no additional public comments, Director Coleman moved to the next agenda item.

REVIEW PROPOSAL FROM PROPERTY ACQUISITION SERVICES, LLC, AND APPROVE SERVICE AGREEMENT

The Board reviewed a proposal submitted by PAS for assistance with negotiating the conveyance of two parcels of land for park construction, reflecting an hourly rate of \$150.00 for services, with total billing not to exceed \$5,000.00. Discussion ensued regarding the description of services in the proposal provided by PAS. Following discussion, the Board requested PAS submit a revised proposal.

The Board then considered approving the service agreement between the District and PAS.

Following review and discussion, Director Crafton moved to approve the service agreement with PAS, subject to receipt of the updated proposal from PAS. Director Moore seconded the motion, which passed by unanimous vote.

WATER CONSERVATION AND DRAINAGE MATTERS

The Board discussed the grant management services associated with grant funds awarded to the District from the Environmental Protection Agency (the "EPA") resources through the State and Tribal Assistance Grant program ("STAG"), to be performed by Goodman.

Ms. Elmore presented and reviewed a draft Community Grants Workplan Contents/Outline of the Coles Crossing Stormwater Detention and Water Quality Improvement Project (the "Detention Basin Project"). Discussion ensued.

Following discussion, the Board requested that (1) Burke prepare and submit an updated design and cost estimate of the detention basin and coordinate with Goodman and Murr, Inc. in preparation of the Detention Basin Project; and (2) Murr, Inc. present a proposal for preliminary design of landscape improvements for the Detention Basin based on the Workplan and updated design for the Detention Basin Project.

ADDITIONAL BOOKKEEPING MATTERS

The Board discussed Director per diem matters, noting there were no per diem requests. The Board concurred to remove per diem requests from the District's agenda.

The Board reviewed a Resolution Regarding Annual Review of Investment Policy and Ms. Harrington stated there were no recommended amendments to the District's Policy.

The Board next reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.

The Board considered amending the budget for the fiscal year ending August 31, 2025, a copy of which is attached. Discussion ensued.

Following review and discussion, Director Moore moved to (1) adopt the Resolution Regarding Annual Review of Investment Policy; (2) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; (3) amend the budget for fiscal year ending August 31, 2025, as discussed; and (4) direct that the Resolutions be filed appropriately and retained in the District's official records. Director Cronin seconded the motion, which passed by unanimous vote.

ADDITIONAL OPERATING MATTERS

Mr. Mayfield updated the Board regarding District operating matters. Discussion ensued.

Mr. Mayfield reviewed the monthly customer call log, a copy of which is attached to the operator's report.

Mr. Mayfield reported on inspections performed by the Texas Commission on Environmental Quality ("TCEQ"). He discussed three notifications on issues received by the TCEQ and the corrective action taken by Si to address the reported issues.

The Board inquired about fire hydrant inspection and maintenance matters and requested that Mr. Mayfield provide an update at the next meeting.

Discussion ensued regarding the pilot project for the electronic water metering system ("smart meters").

Mr. Mayfield distributed and reviewed photographs of the wastewater treatment plant at 17710 Jarvis Road.

Ms. Harrington updated the Board regarding the proposed Amended and Restated Drought Contingency Plan. The Board deferred discussion on this agenda item.

HEARING ON TERMINATION OF WATER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board then conducted a hearing on the termination of utility service to delinquent accounts. Mr. Mayfield reported that the persons on the termination list provided to the Board were mailed written notice prior to this meeting in accordance with the Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Crafton moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Cropper seconded the motion, which passed by unanimous vote.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Newman updated the Board on 2024 tax collections. Discussion ensued regarding tax payment options and payment information included on District tax bills.

Ms. Newman presented and reviewed a delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott, LLP, a copy of which is attached.

UPDATE ON HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 364 ("MUD 364") TRAIL MODIFICATIONS PROJECT

The Board discussed the MUD 364 trail modifications project. Mr. Burke reported that he is coordinating with the MUD 364 engineer regarding the pending televising of outfalls under the MUD 364 trail.

RECREATIONAL AND LANDSCAPE FACILITIES

Mr. Murr updated the Board regarding the upcoming Trees for Houston tree planting project.

Mr. Murr updated the Board regarding mowing and maintenance of amenity areas previously maintained by the homeowners association. Discussion ensued, and the Board requested Murr, Inc. to present a proposal from KKS Environmental for the mowing and maintenance of the amenity areas.

Director Crafton reported on fallen trees in the detention pond located near Greenwood Manor Drive. Discussion ensued. Following discussion, the Board requested Murr, Inc. to remove the fallen trees from the detention pond.

ENGINEERING MATTERS

Mr. Burke presented and reviewed the engineer's report, a copy of which is attached.

Mr. Burke updated the Board regarding the upcoming construction of water transmission lines for Projects 37D and 37E, to be undertaken by the North Harris County Regional Water Authority (the "NHCRWA").

Mr. Burke updated the Board regarding the upcoming construction of surface water conversion lines for Project 37J, to be undertaken by the NHCRWA.

Mr. Burke updated the Board regarding the utility service request from Dundee Court for a medical office building.

Mr. Burke updated the Board regarding the installation of the smart meters and reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$276,034.50, payable to Accurate Utility Supply, LLC ("Accurate"). Discussion ensued regarding the timeline for customers gaining access to their water usage data through the smart meter software.

Mr. Burke updated the Board regarding the joint channel and drainage repairs project, performed by Rally Construction, Inc.

Mr. Burke updated the Board regarding the proposed drainage improvements project in The Park of Arbordale, noting the engineer for Harris County, Precinct 3 (the "Precinct") stated the Precinct will participate in the project and Burke sent a follow-up letter requesting approval of the proposed drainage improvements project. Discussion ensued. Following discussion, the Board requested Burke to present a proposal for a topographic survey and preparation of metes and bounds for the proposed drainage improvements project in The Park of Arbordale.

Mr. Burke and Ms. Luper updated the Board regarding the backslope outfall replacement near The Park of Arbordale, performed by SWS.

Mr. Burke updated the Board regarding the backslope outfalls inspections, to be performed by SWS.

Mr. Burke updated the Board regarding the upcoming Cypress Creek erosion repair project to be undertaken by Harris County.

Mr. Burke and Ms. Harrington updated the Board regarding preparation of documentation for conveyance of the lift station no. 2 site to the District. Ms.

Harrington reviewed a Special Warranty Deed for conveyance of the lift station site, reflecting the conveyance of 0.0574-acre site from JDC/GREENLEAF, LTD to the District.

Following review and discussion, and based on the engineer's recommendation, Director Moore moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 2, in the amount of \$276,034.50, payable to Accurate for the smart meter project, subject to receipt of the related documentation from Accurate; and (3) accept the Special Warranty Deed, as presented. Director Crafton seconded the motion, which passed by unanimous vote.

MAINTENANCE AND REPAIRS TO DISTRICT AND JOINT DRAINAGE AND DETENTION FACILITIES

Ms. Lupher presented and reviewed the storm water management program report, a copy of which is attached.

COMMUNICATION MATTERS

The Board reviewed logo concepts for the District's website, prepared by Director Moore.

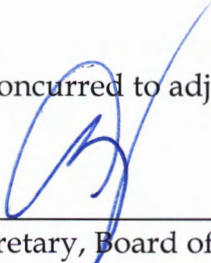
UPDATE ON SAMPSON ELEMENTARY SCHOOL PLAYGROUND IMPROVEMENTS

The Board discussed the Sampson Elementary playground improvements project and Director attendance at the ribbon cutting event.

MEETING SCHEDULE

The Board concurred to hold the next special meeting on December 9, 2024, at 5:00 p.m., at the Coles Crossing Community Center and the next regular meeting on December 19, 2024, at the offices of ABHR.

There being no further business, the Board concurred to adjourn the meeting.


Secretary, Board of Directors



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