

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 365

March 20, 2025

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 20<sup>th</sup> day of March, 2025, 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 Barry Hards of Texas GroundWorks Management, Inc. ("TGM"); Jarryd Mayfield of Si Environmental LLC ("Si"); Odett Newman of Bob Leared Interests, Inc. ("Leared"); Lisha Luper of Storm Water Solutions, LLC ("SWS"); Chris Burke of Burke Engineering, LLC ("Burke"); Michael Murr of Murr, Incorporated ("Murr, Inc."); Greg Lentz and Austin Ficken of Masterson Advisors, LLC; and Adisa Harrington and Maricela Guerrero of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending via audioconference was Mary Jarmon of Myrtle Cruz, Inc. ("MCI").

CONSENT AGENDA

Director Coleman offered Board members the opportunity to remove items from the consent agenda for individual discussion. Following discussion, Director Moore moved to approve all items on the consent agenda, including the minutes from the February 20, 2025, regular 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 meeting.

PUBLIC COMMENT

Director Coleman offered any members of the public attending the meeting the opportunity to make public comment. Mr. Hards introduced himself to the Board and discussed the services that TGM provides.

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

#### UNLIMITED TAX BONDS, SERIES 2025

The Board considered authorizing disbursement of bond funds for construction of the projects funded by the District's Unlimited Tax Bonds, Series 2025. After discussion, Director Cropper moved to approve the disbursement of funds. Director Moore seconded the motion, which passed by unanimous vote.

#### ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

The Board considered adopting a Resolution Concerning Exemption from Taxation. Mr. Lentz presented and reviewed an analysis of exemption options, including a general residential homestead exemption and a homestead exemption for persons who are over 65 years of age and/or disabled. Ms. Harrington noted the District currently offers a \$20,000 exemption for individuals who are over the age of 65 and/or disabled and a 5% general homestead exemption.

Following review and discussion, Director Crafton moved to adopt a Resolution Concerning Exemption from Taxation reflecting that the Board grants a 10% general homestead exemption and a \$20,000 homestead exemption for persons who are over 65 years of age and/or disabled, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Moore seconded the motion, which passed by unanimous vote.

Ms. Newman updated the Board on 2024 tax collections.

#### COLES CROSSING STORMWATER DETENTION AND WATER QUALITY IMPROVEMENT PROJECT (THE "DETENTION BASIN PROJECT")

Mr. Burke updated the Board regarding 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 The Goodman Corporation ("Goodman"), noting Goodman's work is on hold until Burke completes the 30% design phase for the project. He further noted that Burke anticipates finishing the design phase by summer.

Mr. Burke updated the Board regarding the survey preparation for the Detention Basin Project, noting Burke has received preliminary documents and final documents should arrive in two weeks.

The Board discussed potential acquisition of certain property for the District's drainage improvements. Following discussion, the Board requested that Steve Bonjonia of Property Acquisition Services, LLC attend the next regular meeting.

### ADDITIONAL BOOKKEEPING MATTERS

There was no discussion on this agenda item.

### ADDITIONAL OPERATING MATTERS

Mr. Mayfield updated the Board regarding District operating matters.

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

Mr. Mayfield updated the Board regarding repainting certain fire hydrants, noting the project has been completed.

Mr. Mayfield updated the Board regarding customer participation in the Eye-on-Water smart meter app.

Mr. Mayfield reviewed a request from a resident for a bill adjustment due to filling the resident's swimming pool. Following discussion, Director Moore moved to approve a billing adjustment to invoice the resident the lowest tiered rate and applicable North Harris County Regional Water Authority fees for water usage due to filling the resident's swimming pool. Director Cronin seconded the motion, which passed by unanimous vote.

The Board reviewed the District's critical load spreadsheet, which had been previously provided to the District's operator, engineer, and bookkeeper for review. Ms. Harrington noted that the critical load information on the District's facilities is required to be reviewed at least annually and provided to certain entities, including the District's electricity provider, the Public Utility Commission, and other governmental entities. Following review and discussion, Director Moore moved to approve the critical load spreadsheet, authorize providing it to the appropriate entities, and direct that a copy be retained in the District's official records. Director Cronin seconded the motion, which passed by unanimous vote.

The Board discussed the District's Emergency Preparedness Plan (the "EPP") and requirements to file any updates with the Texas Commission on Environmental Quality ("TCEQ"). Ms. Harrington stated the District is required to update the personnel and contact information listed in the EPP and submit the updated pages to the TCEQ and other required entities. Mr. Burke stated no updates are necessary.

The Board next reviewed the District's Drought Contingency Plan. Following discussion, the Board concurred that no revisions were necessary.

## 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 Moore 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.

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

The Board discussed the MUD 364 trail modifications project, including adjacent District water fountains in need of repair. Mr. Murr stated Murr, Inc. will inspect the water fountains and report back to the Board.

## RECREATIONAL AND LANDSCAPE FACILITIES

Mr. Murr updated the Board regarding maintenance of District property. Discussion ensued regarding the current maintenance schedule, and the Board concurred to keep the schedule as-is. The Board then requested that Murr, Inc. provide a map of the District amenities being maintained by Murr, Inc. at the next meeting.

Mr. Murr reported the District splashpad will open on April 1, 2025.

## 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").

Director Coleman left the meeting.

Mr. Burke updated the Board regarding the joint water plant exterior coating project. He then requested Board approval of plans and specifications and authorization to advertise for bids for the project. The Board considered authorizing ABHR to issue notice of the project to MUD 364.

Mr. Burke updated the Board regarding the installation of smart meters.

Mr. Burke updated the Board regarding the proposed drainage improvements project in The Park of Arbordale/Twisting Ivy Relief Sewer.

Mr. Burke updated the Board regarding the joint facility map.

Mr. Burke reviewed a Pedestrian Bridge Review report for the channel footbridge project, a copy of which is attached. He noted there are no structural issues with the channel footbridge and Burke will continue to monitor same.

Following review and discussion, Director Moore moved to (1) approve the engineer's report; (2) approve the plans and specifications and authorize advertisement for bids for the joint water plant exterior coating project; and (3) authorize ABHR to issue notice of the joint water plant exterior coating project to MUD 364. Director Cronin seconded the motion, which passed by unanimous vote.

#### MAINTENANCE AND REPAIRS TO DISTRICT AND JOINT DRAINAGE AND DETENTION FACILITIES

Ms. Lupher presented and reviewed Storm Water Solution's monthly storm water management program report, a copy of which is attached.

#### COMMUNICATION MATTERS, INCLUDING REPORT FROM COMMUNICATIONS COMMITTEE AND UPDATES TO DISTRICT WEBSITE

Director Moore updated the Board regarding communication matters.

#### ATTORNEY'S REPORT

There was no discussion on this agenda item.

#### MEETING SCHEDULE

The Board concurred to hold the April special meeting on April 7, 2025, at 5:00 p.m., at the Coles Crossing Community Center and the April regular meeting on April 17, 2025, at 12:00 p.m., at the offices of ABHR.

Following discussion, the Board concurred to hold the next quarterly joint special meeting with MUD 364 on April 23, 2025, or April 30, 2025, subject to MUD 364's availability.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS  
GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR  
VALUE OF REAL PROPERTY

The Board did not convene in executive session.

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



  
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Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report .....	1
Tax assessor/collector's report and delinquent tax report .....	1
Operator's report .....	1
2025 tax exemption analysis .....	2
Engineer's report .....	4
Pedestrian Bridge Review report .....	5
Storm water management program report .....	5