

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 365

May 15, 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 15th day of May, 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 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 April 17, 2025, regular meeting and the minutes from the April 30, 2025, joint 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. There being no public comments, Director Coleman moved to the next agenda item.

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 resources through the State and Tribal Assistance Grant program, 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.

Mr. Burke updated the Board regarding survey preparation for the Detention Basin Project, noting the survey is complete.

DISCUSS PATROL STAFFING FOR 2026

The Board discussed patrol staffing provided by Harris County Sheriff's Department ("HCSD") and concurred to authorize HCSD to provide one officer to devote seventy percent of their working hours for law enforcement services for the District.

ADDITIONAL BOOKKEEPING MATTERS

The Board discussed the District's Travel Reimbursement Guidelines and the Association of Water Board Directors ("AWBD") summer conference in San Antonio scheduled for June 12-14, 2025. Following discussion, Director Cropper moved to authorize the Directors attending the AWBD summer conference in person to receive up to four per diems and reimbursement for up to three hotel nights and reasonable meals during the conference. Director Moore seconded the motion, which passed by unanimous vote.

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 customer participation in the Eye-on-Water smart meter app.

Mr. Mayfield reviewed the Consumer Confidence Report ("CCR"), a copy of which is attached to the operator's report, regarding the quality of the District's water and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to District residents by July 1, 2025. Following discussion, Director Moore moved to approve the CCR, authorize filing it with the TCEQ, and authorize it be distributed to the District's residents. Director Cropper seconded the motion, which passed by unanimous vote.

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 Cropper 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 Crafton seconded the motion, which passed by unanimous vote.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Newman updated the Board on 2024 tax collections.

Ms. Newman presented and reviewed the delinquent tax report, prepared by Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), a copy of which is attached to the tax assessor/collector's report. No Board action was taken.

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

The Board discussed the dead pine tree and inquired whether MUD 364 or the District is responsible for tree maintenance under the terms of the Maintenance and Access Agreement (the "Agreement") between the District and MUD 364. Ms. Harrington noted that the Agreement does not specifically address maintenance of pre-existing trees. Following discussion, the Board designated the Parks Committee to coordinate with MUD 364 regarding potential modifications to the Agreement and present their recommendations at a future Board meeting.

REPORT FROM PARKS COMMITTEE

Director Cronin updated the Board regarding District park matters.

RECREATIONAL AND LANDSCAPE FACILITIES

Mr. Murr updated the Board regarding maintenance of District property.

Mr. Murr updated the Board regarding sample signs to replace the existing park signage. Discussion ensued regarding which park rules should be displayed and the enforceability of those rules.

Mr. Murr updated the Board regarding repairs made to District water fountains, noting additional repairs are currently in progress.

Mr. Murr updated the Board regarding the Puzzle Library, noting the Eagle Scouts will ensure it meets Americans with Disabilities Act compliance requirements.

Mr. Murr stated Silversand Services will resume mowing the detention facilities in late May.

Mr. Murr updated the Board regarding repairs made to the District splashpad. Director Cronin reported the District splashpad has additional solenoids in need of repair. Mr. Murr stated Murr, Inc. will inspect and repair the solenoids.

ENGINEERING MATTERS

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

Mr. Burke updated the Board regarding the joint water plant exterior coating project. Discussion ensued regarding the bids received. Following discussion, the Board concurred to defer any action until the lowest bidder provides more information. Mr. Burke then reviewed proposals from Joe Ochoa Roofing for repairs to the three joint water plant roofs at a total cost of \$38,755.92.

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

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

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

Mr. Burke updated the Board regarding the proposed drainage improvements project on Twisting Ivy Lane in The Park of Arbordale.

Mr. Burke presented and reviewed a joint facility map identifying the respective ownership of land by the District and MUD 364, a copy of which is attached to the engineer's report. Discussion ensued regarding the respective maintenance responsibilities of the District and MUD 364.

Mr. Burke updated the Board regarding the right-of-way acquisition for lift station no. 2.

Following review and discussion, Director Cropper moved to (1) approve the engineer's report; and (2) approve the proposals for repairs to the three joint water plant

roofs at a total cost not to exceed \$38,755.92. Director Moore 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.

Ms. Lupher presented and reviewed an updated outfall survey, a copy of which is attached. Discussion ensued regarding (1) the potential installation of fencing around unfenced outfall pipes; and (2) maintenance needs for existing fenced outfall pipes. Following discussion, the Board requested that Murr, Inc. paint wrought iron fences affected by mildew.

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

Director Moore updated the Board regarding communication matters.

OFF CINCO PROPOSAL FOR RATE ADJUSTMENTS TO SERVICE AGREEMENT FOR WEBSITE DESIGN, DEVELOPMENT AND MAINTENANCE SERVICES

There was no discussion on this agenda item.

ATTORNEY'S REPORT

Ms. Harrington reported that the District has received the proposed Interlocal Agreement with Harris-Galveston Subsidence District (the "Interlocal Agreement") and that the participation cost for the 2025-2026 school year will be \$38.00 per sponsorship. Following review and discussion, Director Cropper moved to approve the Interlocal Agreement for 100 sponsorships, subject to MUD 364 concurring to share the cost 50/50. Director Moore seconded the motion, which passed by unanimous vote.

The Board discussed recent events of wire fraud in other Districts and cybersecurity policies.

MEETING SCHEDULE

The Board concurred to hold the June special meeting on June 9, 2025, at 5:00 p.m., at the Coles Crossing Community Center and the June regular meeting on June 19, 2025, at 12:00 p.m., at the offices of ABHR.

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 convened in executive session at 1:37 p.m., pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property. Ms. Harrington and Ms. Guerrero were also present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board reconvened in open session at 1:47 p.m. No action was taken by the Board.

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




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
Engineer's report	4
Storm water management program report	5
Updated Outfall Survey	5