

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 365

June 19, 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 19<sup>th</sup> day of June, 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, except Directors Cropper and Moore, thus constituting a quorum.

Also present at the meeting were Linda Castro and Nathan Naquin of Off Cinco; 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"); 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 Coleman moved to approve all items on the consent agenda, including the minutes from the May 15, 2025, regular meeting. Director Crafton 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. There being no public comments, Director Coleman moved to the next agenda item.

## ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Newman updated the Board on 2024 tax collections.

Ms. Newman reported the District's preliminary value for 2025 is \$705,742,140.

Ms. Newman reported on uncollectible tax accounts from prior tax years, as shown in the tax assessor collector's report, and requested authorization to write off seven delinquent accounts.

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon") to proceed with the collection of delinquent 2024 taxes.

The Board reviewed a letter from Harris Central Appraisal District ("HCAD") regarding the candidate nomination process for the Board of Directors for HCAD, a copy of which is attached. The Board considered adopting a Resolution Nominating a Candidate for a Position on the Board of Directors of HCAD. Following discussion, the Board concurred to take no action on this matter.

Following review and discussion, Director Coleman moved to (1) authorize Leared to write off the seven delinquent tax accounts; and (2) authorize Perdue Brandon to proceed with the delinquent tax collection. Director Crafton seconded the motion, which passed by unanimous vote.

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

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

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

Mr. Burke updated the Board regarding the pond layout for the Detention Basin Project. A copy of the pond layout is attached.

## ADDITIONAL BOOKKEEPING MATTERS

Ms. Jarmon reviewed a Joint Facilities draft budget for the fiscal year ending August 31, 2026 and requested authorization to submit the budget to Harris County Municipal Utility District No. 364 ("MUD 364"), in accordance with the Joint Facilities Agreement.

The Board discussed the Association of Water Board Directors ("AWBD") summer conference and considered authorizing attendance at the winter conference.

Following discussion, Director Cronin moved to (1) authorize MCI to submit the Joint Facilities draft budget to MUD 364 ; and (2) approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Crafton seconded the motion, which passed by unanimous vote.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a renewal proposal from McDonald & Wessendorff Insurance ("McDonald") that includes property insurance, boiler and machinery insurance, general liability insurance, pollution liability insurance, directors and officers liability insurance, excess liability insurance, public employee blanket bond, director's bond, business travel accident insurance, and peace officers bond (the "Renewal Proposal"). Following review and discussion, Director Cronin moved to approve the Renewal Proposal. Director Crafton 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.

Director Cronin asked for an update on a resident's report of yellow water. Mr. Mayfield stated Si communicated directly with the resident to resolve the issue. Director Cronin requested that she and Director Moore be included in responses to similar resident reports moving forward.

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

Mr. Mayfield requested that the Board consider amending the District's operating contract to reflect certain rate adjustments at the next regular meeting. Discussion ensued, and the Board concurred for Directors Coleman and Crafton to coordinate with Mr. Mayfield regarding the proposed rate adjustments prior to the next regular meeting.

#### 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 Cronin 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.

#### UPDATE ON HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 364 TRAIL MODIFICATIONS PROJECT

The Board discussed the MUD 364 trail modifications project, including park signage and potential park rules.

#### REPORT FROM PARKS COMMITTEE

Director Cronin updated the Board regarding District park matters.

#### RECREATIONAL AND LANDSCAPE FACILITIES

There was no discussion on this agenda item.

#### 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. The Board discussed potential color options for the facility, and Mr. Burke stated he would provide his recommendations to the Board for consideration.

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 upcoming construction of surface water conversion lines for Project 37J, to be undertaken by 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. Director Coleman requested to be included in meetings with affected homeowners when discussing the proposed improvements.

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

Following review and discussion, Director Cronin moved to approve the engineer's report. Director Crafton seconded the motion, which passed by unanimous vote.

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

There was no discussion on this agenda item.

OFF CINCO PROPOSAL FOR RATE ADJUSTMENTS

Ms. Castro presented and reviewed an Amended and Restated Service Agreement from Off Cinco containing updated rates. After discussion, the Board tabled the matter until the next regular meeting.

ATTORNEY'S REPORT

Ms. Harrington reported on inquiries received by ABHR from entities seeking to purchase groundwater credits. Following discussion, the Board concurred to take no action on this matter.

MEETING SCHEDULE

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

It was noted that the next quarterly joint special meeting with MUD 364 is scheduled for July 30, 2025, at 6:00 p.m.

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.



  
Secretary, Board of Directors

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