

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 278

October 9, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 278 (the "District") met in regular session, open to the public, on the 9<sup>th</sup> day of October, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Eugene Newsom	President
Tommie Ruth Allen	Vice President
Gwen Thornburg	Secretary
Shantai Magee	Assistant Vice President
Vacant	Assistant Secretary

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

Also attending the meeting were Perry Miller of Champions Hydro-Lawn, Inc. ("Champions"); Kevin Gilligan of BGE, Inc. ("BGE"); Jarryd Mayfield of Si Environmental, LLC ("Si"); Danae Dehoyos of Touchstone District Services ("Touchstone"); and Adisa Harrington and Hope Palmer of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the regular meeting of September 11, 2025. After review and discussion, Director Thornburg moved to approve the minutes, as presented. Director Allen seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Ms. Harrington offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public wishing to address the Board at this time, Ms. Harrington closed the public comments portion of the meeting.

WEBSITE MATTERS

Ms. Dehoyos distributed and reviewed the communications report regarding the District's website, a copy of which is attached. She also provided options for District shirts for the Board's review. Director Thornburg requested a reminder be placed on the

District's website regarding keeping dogs leashed and picking up dog waste while using the District's walking trails.

### ENGINEERING REPORT

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

Mr. Gilligan updated the Board regarding construction of the wastewater treatment plant expansion. He reviewed and recommended approval of Pay Estimate No. 12 in the amount of \$153,309.60, payable to C4 Partners, LLC.

Mr. Gilligan updated the Board regarding the following projects, none of which required any action by the Board: (1) the new ground storage tank at water plant no. 2; (2) rehabilitation of the existing ground storage tank at water plant no. 2; (3) the wastewater treatment plant expansion, phase 2; and (4) the generators for the District's lift stations.

Ms. Harrington reported that the Utility Commitment Letter for Alliance Residential's ("Alliance") Prose Atascocita apartment project has been signed and is complete.

Mr. Gilligan updated the Board regarding commercial development in the District, including the status of the following sites: the gym addition for River Pines Elementary School, Creekstone at Tour 18 LLC, Timber Forest Business Park, the Atascocita Apartment project, Providence Church Atascocita on Timber Forest Drive, the Alliance (Prose Atascocita) apartment project, the Waste Management campus, the Atascocita Road Warehouses, the medical office building and retail, and Humble Indoor Sports Club.

Mr. Gilligan updated the Board regarding the proposed rehabilitation of the Williams Gully weirs, as well as maintenance of a portion of Williams Gully identified by Harris County Flood Control District ("HCFCD") as an "orphan channel," which was constructed by Trail of the Lakes Municipal Utility District but never accepted for maintenance by HCFCD. He stated the channel is complete and is being reviewed by Harris County, and Ms. Harrington stated the District received the refund for the weirs project in the amount of \$23,754.33. Ms. Harrington reported the District will be contributing to quarterly maintenance cost for the weirs.

Mr. Gilligan updated the Board regarding preparation of the next bond application.

Following review and discussion, and based on the engineer's recommendation, Director Magee moved to: (1) approve the engineer's report; and (2) approve Pay Estimate No. 12 for construction of the wastewater treatment plant expansion. Director Allen seconded the motion, which passed unanimously.

#### ANNEXATION MATTERS

Ms. Harrington discussed the status of the proposed annexation of the approximate 21-acre tract to be developed as the Atascocita Business Park. She stated the window of time has closed for the City of Houston to consider including the annexation tract in the District's Strategic Partnership Agreement ("SPA") and will not reopen until late 2026. She recommended the Board defer consideration of the annexation until 2026 when the timing better aligns with the City's opportunity to amend the SPA. The Board considered reducing the deposit amount from \$50,000.00 to \$10,000.00 to cover the cost of any correspondence or work performed by the District's consultants thus far and going forward, and to request the annexation deposit in the amount of \$50,000.00 if and when it is determined that the annexation will proceed in 2026. Following discussion, Director Magee moved to request a deposit from the landowner in the reduced amount of \$10,000.00. Director Allen seconded the motion, which passed unanimously.

#### CONSIDER HARRIS COUNTY TRAIL CONNECTION

Mr. Gilligan reported that the Harris County Toll Road Authority has expressed interest in using the trail along the Atascocita Trace detention pond as part of a "Tollways to Trailways" project. The Board noted its request that the Authority attend a Board of Directors meeting to explain more about the project.

Director Newsom arrived at the meeting.

#### OPERATION OF DISTRICT FACILITIES

Mr. Mayfield reviewed a report on operating matters in the District, a copy of which is attached. He noted that the water accountability was 92.83% for September, 2025. He reviewed recently completed and pending maintenance and repairs.

Mr. Mayfield noted that elevated ammonia levels continued to be detected at wastewater treatment plant no. 3 and will be reported to the Texas Commission on Environmental Quality (the "TCEQ"). He stated the TCEQ is aware that the excursions are occurring as a result of ongoing construction for the expansion project.

The Board requested Mr. Mayfield review the connections allocated to the building that was formerly Oak Tree Daycare to determine if the connections can be partially reallocated.

The Board reported that the detention pond on the property that was formerly Avalon Memory Care needs maintenance, and they requested Mr. Mayfield report the property to Harris County. The Board also requested Mr. Miller take updated pictures of all of the commercial detention ponds in the District so the Board can determine if they also need maintenance.

The Board noted that the apartment complex in the District contains numerous residents, Fresenius Kidney Care is a medical facility, the school in Humble Independent School District is a school, and All Star Kids Center is a daycare facility, and thus utility services should not be terminated for any delinquent payments by the account holders.

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 were mailed written notice prior to this meeting, in accordance with the District's 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 Magee moved to: (1) approve the operator's report; and (2) authorize termination of delinquent accounts in accordance with the District's Rate Order, with the exception of the apartment complex, Fresenius Kidney Care, River Pines Elementary School, or All Star Kids Center, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Thornburg seconded the motion, which passed unanimously.

#### MAINTENANCE OF DISTRICT FACILITIES

Mr. Miller presented and reviewed the report on maintenance of the District's facilities, a copy of which is attached. He reported that the desilt of the Atascocita Trace pilot channel is complete and that holes were discovered in the pilot channel. He presented and reviewed a proposal in the amount of \$34,798.50, to repair the holes, a copy of which is attached. He stated if he can coordinate the seeding with the regularly scheduled fall overseed, he can reduce the cost of the repairs by \$1,000.00.

Following review and discussion, Director Allen moved to approve the maintenance report and the proposal in the amount of \$34,798.50, to be reduced to \$33,798.50 if reseeding is not necessary. Director Magee seconded the motion, which passed unanimously.

#### ACTION ITEM LIST

The Board reviewed and received updates on all items on the action item list, a copy of which is attached.

## ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") MATTERS

Ms. Harrington reported that as a member of the Association of Water Board Directors ("AWBD") the District may designate a Member Representative for voting on AWBD matters, including director elections and bylaw amendments. Following discussion, Director Allen moved to designate Director Magee as the District's Member Representative for AWBD voting purposes. Director Thornburg seconded the motion, which passed unanimously.

## WEBSITE MATTERS, CONTINUED

Following review of the District shirt options, the Board requested Ms. Dehoyos order the Adidas Performance Polo in black. They stated that upon receipt of the black shirts they will confirm proper sizing and then request Ms. Dehoyos order each Board member additional shirts in green, maroon, and navy.

## ADDITIONAL REPORTS

There were no additional reports from directors or consultants.

The Board concurred to meet next on November 13, 2025.

There being no further business brought before the Board, and based on a motion made by Director Allen, seconded by Director Thornburg, and voted unanimously by the Board, the meeting was adjourned.

  
Secretary, Board of Directors

(SEAL)



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