

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 278

April 9, 2026

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 April, 2026, 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: Martin Gonzalez of Entech Civil Engineers, Inc.; Sebastian Hernandez and Jessica Bacorn of Harris County Toll Road Authority ("HCTRA"); Christie Leighton of Best Trash, LLC; Cory Burton of Municipal Accounts & Consulting, L.P. ("MAC"); Brittany Keeswood and Megan Boyonce of Assessments of the Southwest, Inc. ("ASW"); Perry Miller of Champions Hydro-Lawn, Inc. ("Champions"); Jason Svatek of BGE, Inc. ("BGE"); Jarryd Mayfield of Si Environmental, LLC ("Si"); Danae Dehoyos of Touchstone District Services ("Touchstone"); and Adisa Harrington and Carnell W. Emanuel of Allen Boone Humphries Robinson LP ("ABHR").

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 present to address the Board, Ms. Harrington closed the public comments portion of the meeting.

MINUTES

The Board considered approving the minutes of the regular meetings of March 6, 2026, and March 12, 2026. After review and discussion, Director Magee moved to approve the minutes, as presented. Director Thornburg seconded the motion, which passed unanimously.

## CONFERENCE MATTERS, INCLUDING DISCUSS AWWA/WEF UTILITY MANAGEMENT CONFERENCE

The Board discussed the 2026 AWWA/WEF Utility Management Conference and considered authorizing attendance at the 2027 AWWA/WEF Utility Management Conference. After discussion, Director Thornburg moved to approve reimbursement of all eligible expenses for Directors who attended the 2026 AWWA/WEF Utility Management Conference, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the 2027 AWWA/WEF Utility Management Conference. Director Allen seconded the motion, which passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

Mr. Burton presented and reviewed the bookkeeper's report, a copy of which is attached, including the quarterly investment report, summary of investments, and bills for payment from the District's accounts. He also requested the Board approve the following additional checks for Director advances of expenses for the Texas Water Conference: check no. 17332 in the amount of \$2,000.00, payable to Director Thornburg; check no. 17333 in the amount of \$3,000.00, payable to Director Newsom; and check no. 17334 in the amount of \$3,000.00, payable to Director Magee.

Director Newsom arrived at the meeting.

Following review and discussion, Director Magee moved to approve the bookkeeper's report, summary of investments, and payment of the bills, including additional checks nos. 17332, 17333, and 17334. Director Allen seconded the motion, which passed unanimously.

## PRESENTATION FROM HARRIS COUNTY TOLL ROAD AUTHORITY REGARDING SHARED USE PATH TRAIL PROGRAM

Mr. Hernandez, Ms. Bacorn, and Mr. Gonzalez made a presentation about the Barrier-Free Safe Access Improvements Program by Harris County Toll Road Authority ("HCTRA") in collaboration with Harris County Precinct 3. A copy of their presentation is attached. They requested the Board: (1) authorize implementation of a shared-use path west of the Atascocita Trace detention pond that would connect to the cul-de-sac on Chaplin Place Drive; and (2) authorize access to the detention pond to conduct survey work for the project. They then responded to questions from the Board.

The Board discussed the request from HCTRA, including additional maintenance of the trail that would be needed. Following discussion, Director Newsom moved to authorize HCTRA to proceed with the shared-use path, as proposed, and to conduct the required survey work. Director Magee seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Boyonce presented and reviewed the tax assessor/collector's report, including the delinquent tax report. She stated that 97.35% of the 2025 property taxes were collected as of March 31, 2026. Following review and discussion, Director Allen moved to approve the tax assessor/collector's report and the delinquent tax report. Director Magee seconded the motion, which passed unanimously. A copy of the tax assessor/collector's report, including the delinquent tax report, is attached.

## WEBSITE MATTERS

Ms. Dehoyos distributed and reviewed the communications report regarding the District's website, a copy of which is attached, and responded to inquiries from the Board. She also updated the Board on the collection of photos of District trails for the website.

## ENGINEERING REPORT

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

Mr. Svatek updated the Board regarding construction of the Wastewater Treatment Plant expansion project. He presented and recommended approval of Pay Estimate Nos. 15 and 16 in the amounts of \$20,048.40 and \$14,315.40, respectively, payable to C4 Partners, LLC.

Ms. Svatek updated the Board regarding construction of the new ground storage tank for Water Plant No. 2. He presented and recommended approval of Pay Estimate No. 5 in the amount of \$225,540.00, payable to Schier Construction Co., Inc. ("SCC"). He also presented and recommended approval of Change Order No. 2 from SCC that increases the contract with SCC in the amount of \$12,995.00. The Board determined that the change order is beneficial to the District.

Mr. Svatek presented a proposal from BGE for engineering services in the amount of \$130,000.00 for the rehabilitation of the existing ground storage tank and other facilities at Water Plant No. 2. A copy of the proposal is included in the engineer's report.

Mr. Svatek also updated the Board regarding the following projects, none of which required action by the Board: (1) wastewater treatment plant expansion, phase 2; and (2) the generators for the District's lift stations.

Mr. Svatek updated the Board regarding commercial development in the District, including the status of the following sites: Creekstone at Tour 18 LLC, the Atascocita Apartment project, Providence Church Atascocita on Timber Forest Drive ("Providence Church"), 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. Svatek then discussed construction at the Providence Church site. He reported that the developer has begun construction without approved plans, despite several communications from BGE regarding the matter. The Board also noted that Providence Church has a negative plan review deposit balance in the amount of \$1,239.27. Mr. Mayfield confirmed that the site has a temporary water meter for construction purposes. Discussion ensued, and the Board directed the District's consultants to take the following actions: (1) ABHR to send a letter to Providence Church regarding lack of plan approval; (2) MAC to invoice Providence Church for an additional plan review deposit in the amount of \$6,250.00; and (3) Si to remove the temporary water meter.

Mr. Svatek updated the Board on the Texas Commission on Environmental Quality's review of bond application no. 12.

Mr. Svatek updated the Board regarding the 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.

Following review and discussion, and based on the engineer's recommendation and the Board's finding that the change order is beneficial to the District, Director Allen moved to: (1) approve the engineer's report; (2) approve Pay Estimate Nos. 15 and 16 for construction of the Wastewater Treatment Plant expansion project; (3) approve Pay Estimate No. 5 and Change Order No. 2 for construction of the new ground storage tank for Water Plant No. 2; (4) approve the proposal from BGE for engineering services for the rehabilitation of the existing ground storage tank at Water Plant No. 2; (5) regarding the Providence Church site, direct the District's consultants as follows: (i) ABHR to send a letter to Providence Church regarding lack of plan approval; (ii) MAC to invoice Providence Church for an additional plan review deposit in the amount of \$6,250.00; and (iii) Si to remove the temporary water meter. Director Thornburg seconded the motion, which passed unanimously.

#### GARBAGE COLLECTION MATTERS, INCLUDING NOTICE OF CONSUMER PRICE INDEX RATE CHANGE AND CONSIDER AMENDING RATE ORDER

The Board reviewed a letter from Best Trash, LLC regarding the annual Consumer Price Index rate change, a copy of which is attached. The Board noted the garbage collection rate will increase from \$27.90 to \$28.93, effective as of the April billing cycle. The Board considered amending the District's Rate Order to account for the increased garbage rate and concurred not to amend the Rate Order at this time.

## 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 95.36% for the period ending March 13, 2026. He reviewed recently completed and pending maintenance and repairs.

Mr. Mayfield requested the Board authorize Si to write off and send 31 delinquent accounts to collections totaling \$7,616.09.

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 Allen moved to: (1) approve the operator's report; (2) authorize Si to write off and send to collections the recommended accounts totaling \$7,616.09; and (3) 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.

Mr. Miller presented a proposal from Champions in the amount of \$22,347.40 for rehabilitation at the Clayton's Corner detention pond, a copy of which is attached.

Mr. Miller then reported on fencing repairs needed at the Village of Tour 18 detention pond. Following discussion, the Board concurred for Champions to make the repairs in an amount not exceed \$6,000.00.

Following review and discussion, Director Allen moved to: (1) approve the maintenance report; (2) approve the proposal from Champions in the amount of \$22,347.40; and (3) authorize Champions to repair the fence at the Village of Tour 18

detention pond for a cost not to exceed \$6,000.00. 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.

ATTORNEY'S REPORT

There was no discussion on this matter

ADDITIONAL REPORTS FROM DIRECTORS AND CONSULTANTS

There was no discussion on this matter.

The Board noted that the next meeting regarding financial matters is scheduled for May 8, 2026, at 12:00 p.m.

There being no further business to come before the Board the meeting was adjourned.



  
Secretary, Board of Directors

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