

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 278

June 6, 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 6<sup>th</sup> day of June, 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, except Director Thornburg, 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"); Jessica Preston of Municipal Accounts & Consulting, L.P.; Melanie Garrett of Assessments of the Southwest, Inc. ("ASW"); and Adisa Harrington and Kim Cannon of Allen Boone Humphries Robinson LP ("ABHR").

MINUTES

The Board considered approving the minutes of the regular meetings of May 2, 2025, and May 14, 2025. After review and discussion, Director Magee 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 present to address the Board at this time, Ms. Harrington closed the public comments portion of the meeting.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Preston presented and reviewed the bookkeeper's report, a copy of which is attached, including the summary of investments and bills for payment from the District's accounts. Ms. Preston also requested approval of check no. 16898 in the amount of

\$15,000.00, payable to Woodland Pines Owners Association for reimbursement of Flock Safety license plate reader costs.

The Board then reviewed utility commitment letter ("UCL") and plan review deposits. Discussion ensued and the Board concurred to request an additional \$2,000 UCL deposit from the developer of 3440 Atascocita Road.

Following review and discussion, Director Magee moved to: (1) approve the bookkeeper's report, the summary of investments, and payment of the bills, including check no. 16898; and (2) authorize the bookkeeper to request an additional \$2,000 UCL deposit for 3440 Atascocita Road, as discussed. Director Allen seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Garrett presented and reviewed the tax assessor/collector's report, including the delinquent tax report. She stated that 97.96% of the 2024 property taxes were collected as of May 31, 2025. Following review and discussion, Director Magee moved to approve the tax assessor/collector's report and the delinquent tax report. Director Allen seconded the motion, which passed unanimously. A copy of the tax assessor/collector's report, including the delinquent tax report, is attached.

#### AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTIONS

Ms. Harrington stated the District's delinquent tax attorneys, Perdue, Brandon, Fielder, Collins & Mott, LP ("Perdue"), can begin collections on any accounts that are delinquent as of July 1<sup>st</sup>. Following discussion, Director Magee moved to authorize Perdue to begin delinquent tax collections on July 1<sup>st</sup>. Director Allen seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR HARRIS CENTRAL APPRAISAL DISTRICT

Ms. Harrington discussed the Harris Central Appraisal District Board of Directors Election. She stated she will provide more information regarding the District's eligibility for nominating and voting in the election at the next meeting. The Board took no action regarding this matter.

#### UPDATE ON ANNUAL LETTER AGREEMENTS FOR FLOCK SAFETY

Ms. Harrington provided an update on the status of the 2025 reimbursements of Flock Safety license plate reader expenses to the various homeowners associations. Discussion ensued regarding the process for Flock Safety expense reimbursements, and

the Board concurred to transition to evergreen agreements rather than annual agreements beginning in 2026.

### WEBSITE MATTERS

Ms. Dehoyos distributed and reviewed the monthly communications report regarding the District's website, a copy of which is attached. She inquired if the Board would like to post information on the District's website regarding hurricane preparedness. Following discussion, Director Magee moved to authorize posting of the hurricane preparedness information on the District website. Director Allen seconded the motion, which passed unanimously.

### 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. 8 in the amount of \$359,317.80, 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.

Mr. Gilligan updated the Board regarding preparation of the bond application, and Ms. Harrington presented and reviewed a Resolution Authorizing Application to the Texas Commission on Environmental Quality ("TCEQ") for Approval of Project and Bonds.

The Board noted they will consider options for potential energy efficiency measures at a later meeting in conjunction with planned capital improvement projects.

Mr. Gilligan stated Alliance Residential is reviewing the Utility Commitment Letter ("UCL") provided for the Prose Atascocita apartment project.

Mr. Gilligan then updated the Board regarding the request from Humble Indoor Sports Club for the proposed development of a 20,000-square-foot indoor gym project on Atascocita Road and Lago Forest that will include basketball courts and restrooms. He stated the developer has requested two equivalent single-family connections in the District's water and wastewater system ("ESFCs"). Mr. Gilligan recommended the

issuance of a UCL for two ESFCs, subject to receipt of a deposit in the amount of \$7,500.00 from the developer.

Mr. Gilligan then updated the Board regarding a request for two ESFCs for the proposed development of a medical office and retail area at 12227 Will Clayton Parkway. Mr. Gilligan recommended the issuance of a UCL for two ESFCs for the proposed development, subject to receipt of a deposit in the amount of \$7,500.00 from the developer.

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, and the Atascocita Road Warehouses.

Ms. Harrington reported to the Board that Creekstone at Tour 18, LLC has converted its name to Clayton at Tour 18 LP.

Mr. Gilligan discussed repairs needed to the damaged manhole on Atascocita Road caused by Waste Management when it was tying into adjacent District facilities. He stated that upon further review, he has determined that additional rehabilitation is needed, in addition to the damage caused by Waste Management. He recommended manhole rehabilitations in the estimated amount of \$87,285.00, of which Waste Management's portion to repair the damage they caused is approximately \$16,560.00.

Mr. Gilligan discussed the status of the proposed annexation of the 21.7-acre tract to be developed as the Atascocita Business Park. There were no action items for the Board's consideration.

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 under construction and reported that he has no update regarding the anticipated refund to the District for the weirs project in the amount of \$23,754.33.

Following review and discussion, and based on the engineer's recommendation, Director Magee moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 8 for construction of the wastewater treatment plant expansion; (3) approve the Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds; (4) authorize preparation of a UCL for two ESFCs for the Humble Indoor Sports Club, subject to receipt of the UCL deposit; (5) authorize preparation of a UCL for two ESFCs for the

medical office and retail area at 12227 Will Clayton Parkway, subject to receipt of the UCL deposit; and (6) authorize rehabilitation of the manhole on Atascocita Road, in the estimated amount of \$87,285.00, of which Waste Management's portion to repair the damage they caused is approximately \$16,560.00. Director Allen seconded the motion, which passed unanimously.

#### 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 90.29% for May, 2025. He reviewed recently completed and pending maintenance and repairs.

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.

Ms. Harrington updated the Board regarding the delinquent utility costs and penalties for Rate Order violations that occurred at 1827 Cold River Dr. She stated that the property is being sold, and the total amount of \$14,392.87 owed to the District will be paid at closing.

Ms. Harrington then discussed the water use and water rate analysis that the Board discussed at the previous meeting. She reported that during the May 14, 2025, discussion the District's existing Groundwater Reduction Plan ("GRP") fee was misstated. She clarified that the Board's motion on May 14, 2025, would increase the GRP fee from \$2.96 to \$3.15. Following discussion, the Board concurred to leave the motion from May 14, 2025, as it stands, with a new rate of \$3.15 per 1,000 gallons.

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 Allen 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 stated the signs for the Blackstone Creek walking trail will be installed soon, and the desilting of the channel will begin next week. Following discussion, Director Magee moved to approve the maintenance report. Director Allen 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

Ms. Harrington stated she had nothing additional to report.

## ADDITIONAL REPORTS FROM DIRECTORS AND CONSULTANTS

There were no additional reports from directors or consultants.

The Board noted that the regular meeting date, July 4, 2025, is a holiday. Following discussion, the Board concurred to hold one consolidated July meeting for financial and operating matters on July 10, 2025, at 12:00 p.m.

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



  
Secretary, Board of Directors

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