

MINUTES OF REGULAR MEETING
OF THE
BOARD OF DIRECTORS

April 19, 2017

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 185 §

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 185 (the "District") met in regular session, open to the public, at 12:00 p.m., Wednesday, April 19, 2017, at 9 Greenway Plaza, Suite 1100, Houston, Texas 77046, a designated meeting place outside the boundaries of the District; whereupon, the roll was called of the members of the Board of Directors, to-wit:

| | |
|-------------------|---------------------|
| Allen Thomas | President |
| Scott Donahue | Vice President |
| Wesley Noonan | Secretary |
| Al Menconi | Assistant Secretary |
| Terrell W. Berger | Assistant Secretary |

All members of the Board of Directors were present, except Director Donahue thus constituting a quorum.

Also present at the meeting were Deputy Swank of the Fort Bend County Constable, Precinct 3; Amy Symmank with Myrtle Cruz, Inc., the District's Bookkeeper; Harry Dill of Dill Design Works; Nick Bailey of Brown & Gay Engineers, Inc., the District's Engineer ("BGE"); Richard Martin with Environmental Allies ("Environmental"); Breah Campbell and Bart Downum with Environmental Development Partners, L.L.C., ("EDP"), Operator for the District; Kristen Scott with Bob Leared Interests ("BLI"), the District's Tax Assessor/Collector ("TAC"); John Cannon, Attorney, and Tiffany Marquez, Paralegal with Coats|Rose, P.C. ("Coats|Rose"), the District's legal counsel.

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit "A".

COMMENTS FROM THE PUBLIC

No comments were given.

APPROVE MINUTES OF MEETING OF MARCH 29, 2017

The proposed minutes of the meeting held on March 29, 2017 previously distributed to the Board, were presented for consideration and approval. Upon a motion duly made by Director Noonan and seconded by Director Berger, the Board voted unanimously to approve the minutes of the regular meeting of March 29, 2017.

RECEIVE PROPOSAL FROM DILL DESIGN WORKS FOR LANDSCAPING DESIGN SERVICES

Mr. Bailey introduced Mr. Dill of Dill Design Works and noted that he has been hired by NewQuest to design the landscape on medians and propose irrigation lines on Flacon Landing Boulevard. Mr. Dill presented and outlined his proposed plans, a copy of which is attached hereto as Exhibit "B". Director Noonan recommended the Board move forward with providing Mr. Dill with a wish list for designs on the medians. Mr. Bailey stated he would coordinate a site meeting with Mr. Dill to discuss the scope of services and potential proposal.

TAX ASSESSOR/ COLLECTOR REPORT

The Board recognized Ms. Scott who delivered the tax collection report, a copy of which is attached hereto as Exhibit "C". She noted that the District is 98.534% collected on its 2016 taxes.

After review and upon a motion by Director Noonan, second by Director Thomas and the question being put to the Board, the Board voted unanimously to approve the tax collector's report.

BOOKKEEPER'S REPORT

The Board recognized Ms. Symmank who reviewed the bookkeeper's report, and payment of the bills listed therein.

After review, upon a motion duly made by Director Noonan, and seconded by Director Berger, the Board voted unanimously approved the bookkeeper's report, payment of the bills. A copy of the bookkeeper's report is attached hereto as Exhibit "D".

OPERATOR'S REPORT

The Board next recognized Ms. Campbell, who reviewed the operator's report which includes the utility billing summary, accountability report, subsidence district report, North Fort Bend Water Authority ("NFBWA") report and the 30 day delinquent list for April 2017, a copy of which is attached hereto as Exhibit "E". Ms. Campbell reported that there are twenty-five (25) delinquent accounts to consider for disconnection.

Substantial System Repairs and Maintenance:

- Installed residential taps and meters at twelve locations in the amount of \$5,700.00;

- Conducted the annual fire hydrant flush and survey in the amount of \$1,108.50;
- Replaced fire hydrant with extension kit at 4311 Stilton Lake in the amount of \$8,318.86; and
- Cleared blockage in main sanitary sewer line along Falcon Landing Blvd. in the amount of \$2,020.25.

Wastewater Treatment Plant (“WWTP”) Blower Replacement:

- Ms. Campbell reminded the Board of the approval authorizing the operator to replace the blower at the wastewater treatment plant at the February meeting. She stated that the repair has been completed.

Fire Hydrant Flushing & inspections – 94 Hydrants:

- Ms. Campbell reported that the annual fire hydrant flow test inspection of 94 fire hydrants and 2 priority repairs had been completed. She noted the fire hydrants were last painted in November 2016.

Public water System Inspection:

- The TCEQ conducted the PWS inspection at three ground water plants on November 3, 2016. No deficiencies were noted.

Annual Report on Identity Theft Prevention Program “Red Flag Policy”:

- Ms. Campbell reported the annual report for the Red Flags Policy was attached to her report. EDP has not cited any instances of identity theft and is recommending that the District not make any changes to the program.

Water Conservation Plan Annual Report:

- EDP has completed the Texas Water Development Board Water Conservation Plan Annual Report. A copy of said report has been sent to the District’s attorney.

BBVA Compass Lockbox Resolution:

- EDP is moving payments from in-house processing to a Secure Lockbox with BBVA Compass. The District’s attorney will provide a Resolution for the Board to consider and execute.

Operator Service Agreement Amendment Request:

- May 2017 will mark EDP’s 10-year anniversary of providing service to the District. Ms. Campbell requested an item be added to next month’s agenda to consider an Addendum to EDP’s Service Agreement.

Delinquent Accounts and Service Terminations:

- A list of customers that received delinquent letters by mail and subject to disconnection of service is included in the operator’s report.

Discuss waterwise program

Ms. Campbell reported that she investigated the District's options for the waterwise program. The waterwise program prefers to distribute and educate the public on water conservation. Ms. Campbell stated that if the District distributed the waterwise kits to each house it would cost approximately \$23,000. She noted that the District could possibly qualify for water credits and then sell them to another entity, however she does not know how much the water credits are worth.

No action was taken on this matter.

After review, upon a motion brought by Director Menconi, seconded by Director Noonan, the Board unanimously voted to approve (i) the Treasury Management Services Agreement with Compass Bank; (ii) the Water Conservation Plan; (iii) the Red Flags Policy; and (iv) the Operator's report, including the water termination list.

HEAR ENVIRONMENTAL ALLIES REPORT AND CONSIDER ACTING THEREON

The Board recognized Mr. Martin who presented and reported on maintenance of the detention pond in the District, a copy of his report is attached hereto as Exhibit "F".

Receive proposal to maintain median of King Lakes Boulevard

This matter was deferred.

Consider approving Maintenance Proposal for Pin Oak Enclave HOA

Mr. Martin presented and outlined his proposal to maintain the side slopes of the detention ponds for fifty-two mows a year, a copy of which is attached hereto as Exhibit "G". The Board requested the frequency of mows match the homeowner's association frequency of mows.

Upon a motion brought by Director Menconi, seconded by Director Noonan, the Board unanimously voted to approve said proposal, subject to Mr. Martin confirming the frequency of mows per year with the homeowner's association.

ENGINEER'S REPORT

The Board then recognized Mr. Bailey who reviewed the monthly Engineer's Report, a copy of which is attached hereto as Exhibit "H".

Authorize engineer to proceed with the design of District facilities

- No action.

Approve plans and specifications of District facilities

- No action.

Authorize engineer to advertise for bids for District projects

- No action

Approval of report, pay estimates, and change orders for construction projects in progress in the District

- No action.

Authorize construction contracts and related items

- The Emergency Water Interconnect with Harris-Fort Bend County Municipal Utility District No. 5. No action was taken.

Discuss Engineer to perform feasibility analysis for potential water reuse system

- Mr. Bailey requested the Board authorize him to perform feasibility analysis for the wastewater treatment plant discharge effluent reuse system. Implementing such a system would result in an additional credit on the pumpage fee charged by the North Fort Bend Water Authority.

After discussion, upon a motion brought by Director Menconi, seconded by Director Berger, the Board unanimously (i) approved the Engineer's report; and (ii) authorized the Engineer to perform the feasibility analysis for the wastewater treatment plant discharge effluent reuse system, not to exceed \$5,000.

DEVELOPER'S REPORT

No report was provided.

ATTORNEY'S REPORT

Discuss sale of property to New Quest and approve Agreement between the District and NewQuest

Mr. Cannon reported that he is reviewing comments from NewQuest and confirming previously discussed terms related to the access easement.

This matter was deferred.

Mr. Cannon drew the Board's attention to the District's constable report and the WCA call log attached as Exhibit "I".

There being no other business to come before the Board, the meeting was adjourned.
PASSED, APPROVED AND ADOPTED this 17th day of May, 2017.




Secretary, Board of Directors