

MINUTES OF REGULAR MEETING
OF THE
BOARD OF DIRECTORS

November 15, 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, November 15, 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, thus constituting a quorum.

Also present at the meeting were Amy Symmank with Myrtle Cruz, Inc., the District's Bookkeeper; Nick Bailey of Brown & Gay Engineers, Inc., the District's Engineer ("BGE"); Joe Valle and Travis Benes 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 OCTOBER 18, 2017

The proposed minutes of the meeting held on October 18, 2017 previously distributed to the Board, were presented for consideration and approval. Upon a motion duly made by Director Thomas and seconded by Director Berger, the Board voted unanimously to approve the minutes of the regular meeting of October 18, 2017.

TAX ASSESSOR/ COLLECTOR REPORT

The Board recognized Ms. Scott who delivered the tax collection report, a copy of which is attached hereto as Exhibit "B". She noted that the District is 99.464% collected on its 2016 taxes. Ms. Scott requested if the Board would like an aerial photo taken of the District. She then stated that the Soto account referenced on her report has entered into a twelfth month payment agreement for delinquent taxes.

Consider approving Addendum to TAC contract to include services related to Strategic Partnership Agreement

Ms. Scott presented an Addendum to the Tax Assessor/Collector's agreement to include services for monitoring and survey of taxable property covered by the Strategic Partnership Agreement ("SPA"). A copy of said Addendum is attached hereto as Exhibit "C".

Upon a motion brought by Director Noonan, seconded by Director Thomas, the Board unanimously voted to approve (i) aerial photo of the District; (ii) the Addendum to the TAC contract related to the SPA; and (iii) 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 Thomas, the Board voted unanimously to approve the bookkeeper's report, payment of the bills, and the amended budget. 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 November 2017, a copy of which is attached hereto as Exhibit "E". Ms. Campbell reported that there are fifty-six (56) delinquent accounts to consider for disconnection.

Substantial System Repairs and Maintenance

- The Operator installed 3 residential taps and meters in the amount of \$1,530.00;

- Commercial taps and meters were installed by the operator in the amount of \$3,700.00;
- Sludge transfer was made due to force main break at the (HH) Lift Station in the amount of \$19,367.38; and
- Lift Pump No. 2 was replaced at Lift Station No. 3 in the amount of \$9,070.90 and was approved at the District's September meeting.

Lift Station No. 3 Lift Pump No. 2 Replacement

- Ms. Campbell was authorized at the September meeting to replace lift pump No. 2 at Lift Station No. 3 and has been completed.

Consider amending District Rate Order

Ms. Campbell reported that the District's current Rate Order does not differentiate between residential customer deposits and commercial customer deposits. She recommended the Board include language in its Rate Order requiring larger deposits for commercial customers based on their estimated water usage, which would require the Board to amend the District's Rate Order.

Director Noonan inquired about the auto dialer issue referenced on page 14 of the report. Ms. Campbell stated she would investigate the matter and report back to the Board. He then stated he researched the cost/benefit regarding the District continuing to work with WaterLogic and does not believe continuing to work with WaterLogic would be beneficial. Mr. Cannon recommended completing the year with WaterLogic and to request a pro-rated invoice from WaterLogic. He added that the Board would need to authorize him to draft a 30 day termination letter to WaterLogic.

After review, upon a motion brought by Director Menconi, seconded by Director Noonan, the Board unanimously voted to (i) authorize Coats|Rose to submit a 30 day termination letter to WaterLogic; (ii) approve the Operator's report, including the water termination list; and (iii) approve the Amendment to the District's Rate Order as recommended by the Operator.

HEAR ENVIRONMENTAL ALLIES REPORT AND CONSIDER ACTING THEREON

The Board recognized Mr. Valle who presented and reported on maintenance of the detention pond in the District, a copy of his report is attached hereto as Exhibit "F". He reported that there was sidewalk damage on Falcon Landing that may have been caused by CenterPoint. Ms. Campbell offered to repair the sidewalk under their contract.

Discuss Pulte approval of irrigation repairs and tree installation in Pin Oak Enclave

Ms. Marquez reported that she contacted Pulte and was told Pin Oak Enclave's homeowner's association will take care of the irrigation repairs and any tree installation through their vendor.

Discuss NewQuest approval of irrigation repairs along Gaston Road and Falcon Landing

Director Noonan stated that NewQuest will be investigating the damage to irrigation along Gaston Road and Falcon Landing Boulevard.

No action was taken.

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 "G". Mr. Bailey reported that the District's water re-use project will be funded by the District's next bond issue and is currently working on designs for the project.

Mr. Bailey added that he was contacted by the Fort Bend County Engineer regarding a right turn lane on Gaston and Green Busch. He noted that the District may potentially need to relocate a water line due to the added turn lane. Mr. Bailey will request a letter from Fort Bend County (the "County") regarding said turn lane.

Next, Mr. Bailey presented and outlined a map of the water plant site where NewQuest would likely request an access easement from the District for the parking lot. He will coordinate with NewQuest regarding said easement and clarify plans for the Board to consider. A copy of the map is attached hereto as Exhibit "H".

No action was taken.

DEVELOPER'S REPORT

No report was provided.

ATTORNEY'S REPORT

Consider NewQuest's request for a 60 day contract extension on feasibility study

Mr. Cannon reported that NewQuest is requesting an amendment to their contract with the District to give them an additional 60 days to complete their feasibility study. After consideration, upon a motion brought by Director Menconi, seconded by Director Thomas, the Board unanimously voted to approve the 60 day contract amendment, a copy of which is attached hereto as Exhibit "I".

Consider approving Alternative Water Supply Credit Agreement relating to re-used water with NFBCWA

This matter has been deferred.

Ratify approval of TCEQ Phase II Small MS4 General Permit, including status of compliance and necessary training

Mr. Cannon asked the Board to ratify approval of the TCEQ Phase II Small MS4 General Permit, including status of compliance and necessary training. Upon a motion brought by Director Menconi, seconded by Director Noonan, the Board unanimously approved the Notice of Change for year 4 goals regarding Stormwater Guidance Manual and associated Rate Order language.

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

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PASSED, APPROVED AND ADOPTED this 25th day of January, 2018.

(DISTRICT SEAL)




Secretary, Board of Directors