

MINUTES OF REGULAR MEETING
OF THE
BOARD OF DIRECTORS

December 19, 2018

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, December 19, 2018, at 9 Greenway Plaza, Suite 1000, 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 Thomas thus constituting a quorum.

Also present at the meeting Felix DeLeon with WCA Waste Corporation ("WCA"); Amy Symmank with Myrtle Cruz, Inc., the District's Bookkeeper; Nick Bailey of Brown & Gay Engineers, Inc., the District's Engineer ("BGE"); Travis Benes with Environmental Allies ("Environmental"); Breah Campbell 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 Ehmke, 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 NOVEMBER 21, 2018

The proposed minutes of the meeting held on November 21, 2018 previously distributed to the Board, were presented for consideration and approval. Upon a motion duly made by Director Noonan and seconded by Director Menconi, the Board voted unanimously to approve the minutes of the meeting of November 21, 2018.

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 requested if the Board would like an aerial photo taken of the District.

After review and upon a motion by Director Noonan, second by Director Donahue 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, a copy of which is attached hereto as Exhibit "C". Upon a motion brought by Director Noonan, seconded by Director Menconi the Board unanimously voted to approve the Bookkeeper's report and payment of the bills.

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 December 2018, a copy of which is attached hereto as Exhibit "D". Ms. Campbell reported that there are forty-six (46) delinquent accounts to consider for disconnection.

Substantial System Repairs and Maintenance

- The Operator performed semi-annual PM on equipment at a cost of \$1,291.08.
- The Operator repaired a leaking fire hydrant at 25947 Foxrun Vista Drive at a cost of \$1,141.29

Larry's Toolbox Enrollment Forms

- Included in the operator's report is a draft enrollment form. The enrollment form currently has the District signed up for up to 19 points or more. In 2019, the District must achieved 9 points to get the rebate.
 - Initiatives are the same as previous years plus some initiatives that the Operator can easily administer. New for the District are below:
 - The District funded Waste Conservation Upgrade Rebates – Was only irrigation upgrades but now has opportunity for in home water conservation.

- “Other” Initiative – Generic Water Conservation event, website information and mailing leak detection strips. The North Fort Bend Water Association (“NFBWA”) will decide how many points each program is worth.

Delinquent Accounts and Service Terminations

- The Operator presented a list of customers that received a delinquent letter by mail and are subject to disconnection of service.

The Board requested Mrs. Ehmke contact Pulte regarding water bills listed on the termination list. The Board discussed Marshall Oaks HOA’s unusually high irrigation usage and requested Mrs. Ehmke contact the Marshall Oaks HOA regarding the matter.

Review proposal regarding sidewalk repair related to water drainage at Gaston Road and Northlight Lane

Ms. Campbell reminded the Board that the King Lakes HOA requested the Board consider repairing the sidewalk due to water drainage issues at Gaston Road and Northlight Lane. Ms. Campbell stated she had a quote to repair the sidewalk in the amount of \$3,250.00. The Board requested Ms. Ehmke contact the King Lakes HOA and request they investigate any other cause for standing water at the sidewalk including checking the location for any leaks and suggested they adjust sprinkler heads. No action was taken on this matter.

After review, upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve (i) the Operator’s report; and (ii) the water termination cut off list.

HEAR ENVIRONMENTAL ALLIES REPORT AND CONSIDER ACTING THEREON

The Board recognized Mr. Benes who presented and reported on maintenance of the detention pond in the District, a copy of his report is attached hereto as Exhibit “E”.

Consider proposal for maintenance of detention ponds located at Stableside Falcon Landing

He presented two (2) quotes for the detention ponds located near Kroger and VillaSport, copies of the quotes are attached hereto as Exhibit “F”. After consideration, upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve both detention pond quotes as presented.

Mr. Benes then presented a proposal for the removal of T-posts around the backslope interceptors, a copy of the proposal is attached hereto as Exhibit “G”. The Board asked that Mr. Benes contact Pulte regarding the filling and/or removal of the T-Posts. Upon a motion brought by Director Noonan, seconded by Director Menconi the Board approved the T-Posts removal contingent on Pulte’s response to fill or remove the T-Posts around the backslope interceptors.

Next, Mr. Benes reported that he noticed erosion issues in the detention area behind the VillaSport site. Director Noonan requested two (2) types of proposals to correct the erosion issues.

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".

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

- Gaston Road 12" Water Line Relocation:
Contractor: Allgood Construction Co., Inc. ("Allgood")
Contract Amount: \$46,352.25

Authorize construction contracts and related items

- Wastewater Reuse- Distribution Lines:
Contractor: Reddico Construction Company, Inc. ("Reddico")
Contract Amount: \$359,224.10

Director Noonan suggested using the car wash/ water plant site as a staging area for the wastewater reuse distribution lines contractor and requested Mr. Bailey ask NewQuest and report back to the Board.

- Wastewater Reuse – Site Improvements
Eight (8) bids were received on Monday, November 19, 2018. Gilleland, Smith Construction ("Gilleland") submitted the lowest bid in the amount of \$1,204,000.00. Attached to the Engineer's Report is a recommendation of award letter and bid tabulation. Also attached is a change order proposing to reduce the contract amount by \$120,000 by replacing the welded steel ground storage tank (bid item A.2) with a powder-coated welded steel ground storage tank. Also attached is a proposal from Tolunay-Wong Engineers in the amount of \$9,000 for materials testing services for the project.

Mr. Bailey requested the Board review bid results and consider awarding the contract to Gilleland Smith Construction in the amount of \$1,204,000, along with approving Change Order No. 1 to reduce the contract amount by \$120,000. Consider approving Tolunay-Wong proposal in the amount of \$9,000 for materials testing services.

Consider approving KGA Deforest Design, LLC agreement for Falcon Landing medians and detention area landscape improvements

Mr. Bailey requested the Board approve the KGA Deforest Design proposal in the amount of \$40,900 for Landscape Architect services involving the design of improvements along the Falcon Landing Boulevard medians and detention pond.

Mr. Bailey stated that he had not yet received comments from Fort Bend county regarding this matter. No action was taken.

Consider approving utility commitment request for Tract 8 Building at Stableside at Falcon landing

Mr. Bailey requested approving NewQuest's request for 88 ESFCs of water and sanitary sewer service, plus 8 ESFCs for irrigation, for the proposed "Tract 8 Building" at the corner of Greenbusch and Gaston.

Upon a motion brought by Director Menconi, seconded by Director Donahue, the Board unanimously voted to approve NewQuest's request for 88 ESFCs of water and sanitary sewer service, plus 8 ESFCs for irrigation, for the proposed "Tract 8 Building" at the corner of Greenbusch and Gaston.

After review, upon a motion brought by Director Noonan, seconded by Director Menconi, the Board unanimously voted to (i) award the contract to Gilleland Smith Construction in the amount of \$1,204,000; (ii) approve Change Order No. 1 to reduce the contract amount by \$120,000; (iii) approve Consider approving Tolunay-Wong proposal in the amount of \$9,000 for materials testing services; and (iv) approve the Engineer's report, as presented.

ATTORNEY'S REPORT

Consider approving Water Line Easements requested by North Fort Bend Water Authority ("NFBWA")

Mr. Cannon reported that he has been coordinating with the NFBWA regarding waterline easements along Greenbusch and Falcon Landing related to a potential agreement with NFBWA to pay approximately \$40,000 for the waterline easements. This matter was deferred.

Review trash proposals

The Board recognized Mr. DeLeon who outlined the WCA call log and stated that WCA has received several requests for cart replacements and most are in need of replacement due to normal wear and tear. He reported that WCA is offering to repair or fix all carts for trash and recycle should the District decide to renew their contract with WCA. Mr. DeLeon added that the District is currently being serviced by automated trucks and using manual trucks for overflow.

The Board recognized Mrs. Ehmke who presented and outlined the District's trash proposals a copy of which is attached hereto as Exhibit "I". Upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve a five (5) contract renewal as proposed by WCA, subject to the option periods to be mutually approved by both parties, and further subject to review and approved of a contract form by the District and its attorney.

The Board requested a notification on the District's website providing contact information if any trash and/or recycle bins in need of repair or replacement be posted.

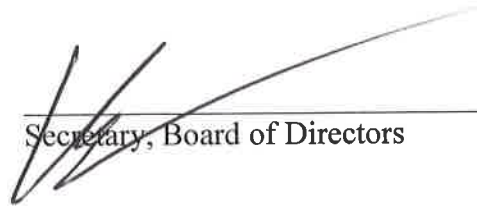
Mr. Cannon drew the Board's attention to the District's constable report and WCA call log attached as Exhibit "J".

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

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 16th day of January, 2019.




Secretary, Board of Directors