

MINUTES OF REGULAR MEETING
OF THE
BOARD OF DIRECTORS

January 18, 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, January 18, 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 Thomas thus constituting a quorum.

Also present at the meeting were Nick Bailey of Brown & Gay Engineers, Inc., the District's Engineer ("BGE"); Richard Martin with Environmental Allies ("Environmental"); Brea Campbell with Environmental Development Partners, L.L.C., ("EDP"), Operator for the District; Robin Goin 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 by the public.

HEAR FROM WCA REPORT AND DISCUSS TREE DISPOSAL

Director Noonan reported that he had contacted WCA regarding Christmas tree disposals due to the District receiving bulk trash pick-up once a month. Ms. Campbell added that WCA typically does tree recycling and suggested tree disposal twice during the holiday season. The Board instructed Ms. Marquez to acquire a proposal from WCA for tree disposal for next year. No action was taken.

APPROVE MINUTES OF MEETINGS OF DECEMBER 21, 2016

Proposed minutes of the meeting held on December 21, 2016 previously distributed to the Board, were presented for consideration and approval. Upon a motion duly made by Director Menconi and seconded by Director Berger, the Board voted unanimously to approve the minutes of the regular meeting of December 21, 2016.

TAX ASSESSOR/ COLLECTOR REPORT

The Board recognized Ms. Goin who delivered the tax collection report, a copy of which is attached hereto as Exhibit "B". She noted that the District is 61.585% collected on its 2016 taxes. 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 Mr. Cannon who reviewed the bookkeeper's report, and payment of the bills listed therein.

Mr. Bailey stated the Road Bond Issue expense for Engineering fees in the amount of \$1,600 was not intended for the District. Director Noonan requested the WaterLogic invoice approval be deferred and requested the bookkeeper investigate if the District has already paid WaterLogic.

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, subject to the changes and investigation discussed by the Board. A copy of the bookkeeper's report is attached hereto as Exhibit "C".

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 January 2017, 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:

- Installed three (3) residential taps and meters in the amount of \$1,350.00.
- Performed commercial meter testing in the amount of \$2,684.00
- Leveled area around fence and installed sod at the wastewater treatment plant in the amount of \$1,263.25

King Lakes HOA- Late Fee Removal:

- Ms. Campbell recommended late fees totaling \$1,331.27 for the account be waived. The customer was caught in the transition from the old electronic payment options to the new electronic payment options in setting up their automatic payment, the details of which are included in the operator's report.

Write-Off List:

- Ms. Campbell included in her report the current write-off list for the Board's consideration and approval. She noted that said accounts are from April 2016 through September 2016. There is one (1) account totaling \$60.98.

Ms. Campbell reported a recommendation to amend the District's Rate Order at the next meeting to incorporate language for delinquent water bills to be paid by credit card in addition to cash and/or cashier's check. Ms. Campbell noted that she reached out to the Broadstone apartment complex regarding the delinquent water bill discussed at last month's meeting and stated the water bill is now paid to date.

After discussion, upon a motion, brought by Director Menconi, and seconded by Director Donahue, the Board (i) approved the operator's report; (ii) waive the late fees for King Lakes HOA; (iii) termination of delinquent accounts; and (iv) write off uncollectible accounts.

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 "E".

Consider approving Maintenance Agreement between the District and Pin Oak Enclave HOA

This matter was deferred.

Consider approving maintenance proposal for Pin Oak Enclave

This matter was deferred.

No action was taken.

Director Noonan noted that the new “No Motorized Vehicle” signs recently installed at the detention pond off of Falcon Landing Boulevard do not have weather proof hardware. Mr. Martin stated that he will add weather proof hardware for said signs.

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 “F”.

Authorize engineer to proceed with the design of District facilities

- No action.

Approve plans and specifications of District facilities

- Emergency water Interconnect with Houston Fort Bend County Municipal Utility District No. 5 (“HFBCMUD5”). No action.

Authorize engineer to advertise for bids for District projects

- Emergency water Interconnect with Houston Fort Bend County Municipal Utility District No. 5 (“HFBCMUD5”). No action

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

- No action.

Discuss sale of portion of water plant land to NewQuest

- Attached to the Engineer’s report is a revised exhibit based on additional feedback from NewQuest. The District would need to retain a minimum 50’ access easement to Falcon Landing Boulevard.

Upon a motion brought by Director Noonan, seconded by Director Menconi, the Board unanimously authorized Mr. Cannon to proceed to negotiate an agreement between the District and NewQuest.

Discuss authorizing engineer to prepare bond application report

- Attached is a summary of costs for the proposed seventh bond issue.

Mr. Cannon suggested that Ms. Goin request an Estimate of Value on the Board’s behalf as of January 1, 2017.

Authorize construction contracts and related items

- No action.

Upon a motion brought by Director Menconi, seconded by Director Noonan, the Board unanimously (i) approved the engineer's report and action items therein; (ii) authorized the Engineer to draft an Engineer's report for the next bond issuance, and (iii) authorize Ms. Goin to request an Estimate of Value as of January 1, 2017.

DEVELOPER'S REPORT

No report was provided.

ATTORNEY'S REPORT

Consider adopting an Order Calling Directors Election for May 6, 2017

Mr. Cannon reported that two Directors terms are expiring this year, which include the terms for Al Menconi, and Terry Berger. He stated that the next uniform election date is Saturday, May 6, 2017. Upon a motion by Director Donahue and seconded by Director Noonan, the Board voted unanimously to approve the Order Calling Directors Election.

Discuss Falcon Landing radar signs and consider taking action thereon

Ms. Marquez stated she received a contract for the installation of radar signs on Falcon Landing Boulevard with Fort Bend County and that Mr. Cannon had reviewed the contract. The Board instructed Ms. Marquez to coordinate with Deputy Backhus regarding recommendations for radar sign installation locations on Falcon Landing Boulevard. After consideration, upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve said contract with Fort Bend County.

Consider approving Simple Recycling Agreement

Mr. Cannon reported that he had reviewed the Simple Recycling Agreement and requested the Board's approval and execution. Upon a motion brought by Director Noonan, seconded by Director Berger, the Board unanimously voted to approve the Simple Recycling Agreement.

Consider approving Agreement with Woodlake Estates HOA

Mr. Cannon outlined the Agreement with Woodlake Estates HOA regarding the repair and maintenance of the drainage channel and requested the Board's approval. After consideration, upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve the Agreement with Woodlake Estates HOA for repairs and maintenance of the drainage channel.

Mr. Cannon reported that he received a proposal from the King Lakes HOA representative for landscaping improvements near the District's water plant, a copy of said proposal is attached hereto as Exhibit "G". He noted sales taxes were included in the invoice, however the District is exempt from sales taxes. After review, upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve the proposal at the subtotal amount of \$562.00.


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

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 15th day of February, 2017.





Secretary, Board of Directors