

MINUTES OF REGULAR MEETING
OF THE
BOARD OF DIRECTORS

March 21, 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, March 21, 2018, 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 Noonan thus constituting a quorum.

Also present at the meeting were David Beyer with StormWater Solutions; 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 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 provided by the public.

APPROVE MINUTES OF MEETING OF FEBRUARY 21, 2018

The proposed minutes of the meeting held on February 21, 2018 previously distributed to the Board, were presented for consideration and approval. Ms. Marquez noted that Mr. Benes requested a correction in the minutes on page 5 under his report related to the time of year for fertilization.

Upon a motion duly made by Director Menconi and seconded by Director Thomas, the Board voted unanimously to approve the minutes of the special meeting of February 21, 2018, as amended.

HEAR REPORT FROM STORM WATER SOLUTIONS

Mr. Beyer updated the Board on the District's Storm Water Management Plan ("SWMP"). He distributed and reviewed the year 4 annual report for the SWMP and a summary of the year 5 training and goals under the SWMP, copies of which are attached hereto as Exhibit "B". He presented a utility bill insert regarding stormwater runoff and prevention of stormwater pollution, a copy of which is also attached is attached hereto as Exhibit "C".

Mr. Beyer began his training session with the Board and other consultants. The topic of the year 5 training was stormwater pollution prevention and minimum control measures. Mr. Beyer explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers, to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources.

After consideration, upon a motion brought by Director Donahue, seconded by Director Menconi, the Board unanimously approved the year 4 annual report, utility bill insert and chapter 1 of the stormwater guidance manual.

TAX ASSESSOR/ COLLECTOR REPORT

The Board recognized Ms. Scott who delivered the tax collection report, a copy of which is attached hereto as Exhibit "D". She noted that the District is 97.855% collected on its 2017 taxes. Ms. Scott noted that she received an estimate of value as of March 1, 2018, a copy of which is included in her report.

After review and upon a motion by Director Donahue, second by Director Menconi 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 "E". She noted that TexStar Bank ("TexStar") has low service fees and requested the Board approve opening an account with TexStar. Upon a motion

brought by Director Menconi, seconded by Director Thomas the Board unanimously voted to approve the Bookkeeper open an account with TexStar.

Consider amending District budget

Ms. Symmank recommended the Board amend the District's budget to reflect the District's actual expenses and revenues for the year thus far.

After further discussion, and based on a motion duly made by Director Menconi, and seconded by Director Berger, the Board voted unanimously to approve the bookkeeper's report, payment of the bills, and approve the amended budget, a copy of which is attached to the bookkeeper's report.

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 March 2018, a copy of which is attached hereto as Exhibit "F". Ms. Campbell reported that there are thirty-five (35) delinquent accounts to consider for disconnection.

Substantial System Repairs and Maintenance

- The Operator installed one (1) residential tap and meter in the amount of \$580.00.

Wastewater Treatment Plant ("WWTP") Blower No. 3 Replacement

- Ms. Campbell reminded the Board that she was authorized at the January meeting to replace Blower No. 3 at the WWTP and the replacement has been completed.

Wastewater Treatment Plant Blower No. 6 Replacement

- Ms. Campbell reminded the Board that she was authorized at the January meeting to replace Blower No. 6 at the WWTP and the replacement has been completed.

Water Plant Lead Pump Motor Replacement

- Ms. Campbell updated the Board regarding the replace for the jockey pump at the WWTP and stated the repair is in process.

Water Plant Lead Pump Repair

- Ms. Campbell updated the Board regarding the repair for the jockey pump at the WWTP and stated the repair is in process.

TCEQ Homeland Security Contact Form

- The Operator has completed the Homeland Security Contact Form submitted to TCEQ. A copy of the report has been sent to the District's attorney.

North Fort Bend Water Authority ("NFBWA") Annual Water Usage Report

- The Operator has completed the NFBWA annual water usage report and a copy of the report was sent to the District's attorney.

Delinquent Accounts and Service Terminations

- Please see attached the list of customers that received a delinquent letter by mail and are subject to disconnection of service.

After review, upon a motion brought by Director Thomas, seconded by Director Berger, the Board unanimously voted to approve the Operator's report, including the water termination 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 "G".

Mr. Benes drew the Board's attention to page 4 of his report and stated that the Fort Bend Drainage District repairs were completed on the detention basin, however the area was not restored back to the original slope. He added the outfall structure is exposed to damage and was also not seeded. Mr. Bailey recommended the Commissioner's office be contacted regarding this matter.

Next, Mr. Benes reminded the Board of the irrigation system that was damaged by the construction for new Kroger at the northeast corner of Gaston Road and Falcon Landing Blvd., and stated the irrigation system has not yet been repaired.

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 "H".

Update on Woodlake drainage issues

Mr. Cannon reported that a letter was written to the Woodlake homeowner's association regarding drainage issues. Mr. Bailey noted that equipment has been mobilized in the area.

Next, The Board recognized Mr. Cohen who presented and reviewed an analysis of the District's proposed upcoming bond issue, a copy of which is attached hereto as Exhibit "T".

No action was taken.

DEVELOPER'S REPORT

No report was provided.

ATTORNEY'S REPORT

Consider accepting conveyance of lift station

The Board deferred action on this agenda item.

Consider NewQuest Agreement

The Board deferred action on this agenda item.

Order Designating Administrative office and Meeting Place Outside the District

Mr. Johnson next presented an Order Designating Administrative Office and Additional Meeting Place Outside the District (the "Order Designating") designating 9 Greenway Plaza, Suite 1000, Houston, Texas 77046 as the District's administrative office. A copy of the Order Designating is attached hereto as Exhibit "J". Upon a motion brought by Director Menconi, seconded by Director Thomas, the Board unanimously approved the Order Designating.

Consider approving Amended Resolution Authorizing Application for TCEQ approval of Use of Surplus Construction Funds ("Amended Resolution")

Mr. Cannon reported to the Board that the District recently approved a Resolution Authorizing Application for TCEQ Approval of Use of Surplus Construction Funds, however he is requesting an approval for an Amended Resolution, which will include a request to waive the 30% developer contribution rule. A copy of the Amended Resolution is attached hereto as Exhibit "K". After consideration, upon a motion brought by Director Thomas, seconded by Director Menconi, the Board unanimously voted to approve the Amended Resolution.

Mr. Cannon stated he received a letter from WCA regarding the District's consumer price increase in the garbage fees from \$17.33 to \$17.68, a total increase of \$0.35 per month per connection, effective as of May 1, 2018. The Board requested the notification be posted on the District's website and instructed the operator to write a notation on the next water bill regarding the increase. A copy of the WCA letter is attached hereto as Exhibit "L".

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

PASSED, APPROVED AND ADOPTED this 18th day of April, 2018.

(DISTRICT SEAL)



Timothy Bays
Assist. Secretary, Board of Directors