

MINUTES OF REGULAR MEETING
OF THE
BOARD OF DIRECTORS

February 20, 2019

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, February 20, 2019, 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, thus constituting a quorum.

Also present at the meeting Hou Xiaosong, a member of the public; Deputy Shawn Stillabower Fort Bend County Constable, Precinct 3; 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 Dunham 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

The Board recognized Mr. Xiaosong who stated he received a delinquent tax notice and added that he had not received the first letter and was unaware he was delinquent on municipal utility district ("MUD") taxes. He recommended the Board consider other alternative options in contacting tax payers.

Ms. Scott stated that she had a copy of the initial letter addressed to Mr. Xiaosong regarding the taxes due. Ms. Campbell suggested including a notation in the water bills for the months of October and November reminding customers that MUD taxes are due. The Board requested the Operator provide the notation in the water bill and requested Mrs. Ehmke contact OffCinco to provide the same notification on the District's website, and email subscribers during the months of October and November.

HEAR CONSTABLE REPORT

The Board recognized Deputy Stillabower who introduced himself and provided his contact information to the Board. The Board informed Deputy Stillabower of traffic areas of concern. The Board instructed Mrs. Ehmke to have the updated Deputy information posted on the District's website.

HEAR REPORT FROM STORMWATER SOLUTIONS REPORT AND CONSIDER APPROVING YEAR 5 ANNUAL REPORT

Mr. Beyer updated the Board on the District's SWMP. He distributed and reviewed the Year 5 annual report for the SWMP, including a summary of the Year 5 training and goals under the SWMP, copies of which are attached as Exhibit "B". After review, upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously approve the year 5 annual report as presented.

APPROVE MINUTES OF MEETING OF JANUARY 16, 2019

The proposed minutes of the meeting held on January 16, 2019 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 meeting of January 16, 2019.

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 reported that the District has an Installment Agreement with Sando-Alfa International ("Sando") who has paid 2017 taxes in full. Ms. Scott added that Sando has also requested an installment agreement for 2018 taxes.

After consideration and upon a motion by Director Noonan, second by Director Menconi and the question being put to the Board, the Board voted unanimously to approve the tax collector's report and authorize an installment agreement for 2018 taxes to be paid by July 2019 for the Sando account.

BOOKKEEPER'S REPORT

The Board recognized Ms. Symmank who reviewed the Bookkeeper's report, a copy of which is attached hereto as Exhibit "D".

Upon a motion brought by Director Donahue, 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 February 2019, 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

- The Operator repaired a service line leak at a cost of \$2,372.29.

Fire Hydrant Painting

- The Operator requested authorization to paint the fire hydrants for an estimated cost of \$3,850.00. The District has 95 hydrants and the last time hydrants were painted was in November 2015.

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.

After review, upon a motion brought by Director Donahue, seconded by Director Menconi, 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 "F". 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".

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
- Wastewater Reuse- Distribution Lines:
Contractor: Reddico Construction Company, Inc. (“Reddico”)
Contract Amount: \$359,224.10
Pay Estimate No. 1 in the amount of \$157,173.93 and Tolunay-Wong Engineers invoice in the amount of \$3,557.00

Director Thomas stated that he had been asked by the King Lakes homeowner’s association (“King Lakes HOA”) about the approximate time the distribution lines will be completed. Mr. Bailey stated that it will take approximately 75 days to complete the distribution lines.

- Wastewater Reuse – Site Improvements
Contractor: Gilleland Smith Construction
Contract Amount: \$1,084,000.00

Director Allen inquired about the approximate completion date for the site improvements and Mr. Bailey stated that this project may take approximately 200 or more days for completion. Mr. Bailey presented Reclaimed Water Use Program FAQs for the Board’s review, a copy of which is attached hereto as Exhibit “H”. The Board instructed Mrs. Ehmke to post the Reclaimed Water Use Program FAQs on the District’s website.

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

Mr. Bailey reminded the Board that the KGA Deforest agreement for design services was approved and that the portion of the agreement related to construction of improvements will not begin until the District contacts KGA Deforest to move forward.

Director Noonan reported that Fort Bend County (the “County”) will have trees available for the District’s use in March. However, he believes it may be too late in the season for the District to plant the trees. Director Noonan added that he wishes for the District to remain on the list to receive trees and the desired quantity from the County and that Fall would be a better time for the District to move forward on this matter.

After review, upon a motion brought by Director Menconi, seconded by Director Berger, the Board unanimously voted to (i) approve the Engineer’s report, as presented; (ii) approve Pay Estimate No. 1 in the amount of \$157,173.93 and Tolunay-Wong Engineers invoice in the amount of \$3,557.00; and (iii) authorize the Engineer to distribute Reclaimed Water Use Program FAQs to the homeowner’s associations.

ATTORNEY'S REPORT

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

The Board recognized Mr. Cannon you provided an update on the Water Line Easements requested by the NFBWA and a potential sale amount of \$40,000 from the NFBWA. Mr. Cannon stated that the NFBWA believes the water line easement benefits the District and is not willing to pay \$40,000 for the water line easement.

Consider approving Temporary Easement Agreement with A-S 134 Katy Gaston-Falcon Landing, L.P.

This matter was deferred.

Adopt Resolution Regarding Tax Exemptions for 2019

The Board considered a proposed Resolution Regarding Tax Exemptions for 2019, a copy of which is attached hereto as Exhibit "I". The Resolution grants an exemption of \$10,000.00 for residence homesteads of individuals who are disabled or are sixty-five years of age or older, as authorized by Section 11.13 of the Property Tax Code.

Approve Resolution Implementing 20% Penalty on 2018 delinquent taxes

Next, Ms. Scott discussed with the Board the District's authority to grant tax exemptions and discussed the District's authority to apply a 20% penalty to delinquent tax accounts, a copy of which is attached hereto as Exhibit "J". She then advised the Board that the District is authorized as a taxing authority to engage a delinquent tax attorney to collect delinquent taxes on behalf of the District.

Ms. Scott said that delinquent accounts become subject to collection by the delinquent tax attorney as of April 1 for personal property and July 1 for real property. Mr. Cannon noted that the 20% penalty is applied to delinquent accounts to offset the expenses incurred by the District for delinquent tax collection.

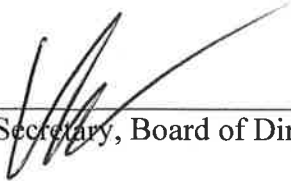
After review and upon a motion by Director Noonan, second by Director Berger and the question being put to the Board, the Board voted unanimously to (i) grant a \$10,000 exemption to residents 65 years of age and older or disabled for 2019, (ii) adopt the Resolution Implementing a 20% Penalty for 2018 Delinquent Taxes, and to hire Coats|Rose to collect delinquent taxes for the District, and (iii) approve the tax collector's report.

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

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

PASSED, APPROVED AND ADOPTED this 20th day of March, 2019.




Secretary, Board of Directors