

MINUTES OF REGULAR MEETING
OF THE
BOARD OF DIRECTORS

March 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, March 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, except Directors Thomas and Berger, thus constituting a quorum.

Also present at the meeting David Maclellan, a member of the public; 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"); 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. Maclellan who stated he was interested in becoming a Board member. Mr. Maclellan was informed that there are no current openings but the Board thanked him for his interest.

CONSIDER APPROVING STORMWATER SOLUTIONS MASTER SERVICE AGREEMENT AND PROPOSAL FOR 5-YEAR PERMIT TERM

The Board recognized Mr. Beyer who presented and outlined a copy of the Stormwater Solutions Master Service Agreement and proposal, a copy of which is attached hereto as Exhibit "B". Upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve the Stormwater Solutions Master Service Agreement and Proposal as presented.

APPROVE MINUTES OF MEETING OF FEBRUARY 20, 2019

The proposed minutes of the meeting held on February 20, 2019 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 February 20, 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's Installment Agreement with Sando-Alfa International is current and the 2018 taxes have been paid.

After review 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.

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 Noonan, seconded by Director Donahue the Board unanimously voted to approve the Bookkeeper's report and payment of the bills.

OPERATOR'S REPORT

The Board next recognized Mr. Dunham 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 2019, a copy of which is attached hereto as Exhibit "E". Mr. Dunham reported that there are thirty (30) delinquent accounts to consider for disconnection.

Substantial System Repairs and Maintenance

- Installed residential taps and meters (5 locations) at a cost of \$2,900.00;
- Conducted annual fire hydrant flushing and testing at a cost of \$1,941.88;
- Installed new wet connect and F/H for Villa Sport at a cost of \$7,500.00; and

- Repaired leaking well meter at a cost of \$1,040.85.

Fire Hydrant Painting

- The Operator requested authorization to paint the District's 95 fire hydrants. This project is in process.

Larry's Tool Box & Water Conservation Efforts

- The Operator will be completing the First Quarter Larry's Toolbox Update report this week and has received confirmation that they have successfully implemented the required points for 2018 to qualify for rebates. The rebates will be distributed in June 2019, September 2019, December 2019, and March 2020.

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.

Mr. Downum presented sample of the reclaimed water distribution signs, a copy of which is attached hereto as Exhibit "F". After review, upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve (i) the Operator's report; (ii) the water termination cut off list; and (iii) approve the presented the signs for reclaimed water distribution signs as presented.

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". Director Noonan requested they provide outflow photos near the detention basin. 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".

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. 2 in the amount of \$123,940.01

Mr. Bailey noted that the lights were out at North Light and Gas Light and he has contacted both the contractor currently working on a project in the area and CenterPoint Energy to investigate.

After review, upon a motion brought by Director Noonan, seconded by Director Menconi, the Board unanimously voted to (i) approve the Engineer's report, as presented and (ii) approve Pay Estimate No. 2 in the amount of \$123,940.01.

ATTORNEY'S REPORT

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

The Board recognized Mr. Cannon who provided an update on the Water Line Easements requested by the NFBWA. Mr. Cannon stated that the NFBWA believes the water line easement benefits the District and is not willing to provide payment for the easement.

Consider approving Agreement with Fort Bend County regarding landscape trees

This matter was deferred.

Consider approving Residential Solid Waste Collection Contract

The Board considered a proposed Residential Solid Waste Collection Contract, a copy of which is attached hereto as Exhibit "I". After review, the Board asked Ms. Ehmke to request that Texas Pride Disposal attend the District's next meeting to provide a proposal for garbage collection services. No action was taken on the matter.

Adopt an Order Declaring Unopposed Candidates Elected to Office and Cancelling Directors Election

Mr. Cannon explained that candidates Edwin Allen Thomas, Scott Donahue, and Wesley J. Noonan are unopposed in the Directors Election called for May 4, 2019, and that Texas law allows political subdivisions to declare unopposed candidates elected to office as of May 4, 2019, eliminating the need to conduct the election. The Board then considered approving a proposed Order Cancelling Election and Declaring Unopposed Candidates Elected to Office, a copy of which is attached hereto as Exhibit "J".

After review and upon a motion by Director Menconi, second by Director Noonan and the question being put to the Board, the Board voted unanimously to (i) approve the Attorney's report, and (ii) approve the Order Cancelling Election and Declaring Edwin Allen Thomas, Scott Donahue, and Wesley J. Noonan Unopposed Candidates Elected to Office thereby declaring candidates elected for new terms.

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 17th day of April, 2019.



Secretary, Board of Directors