

MINUTES OF REGULAR MEETING  
OF THE  
BOARD OF DIRECTORS

July 17, 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, July 17, 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 Director Menconi, thus constituting a quorum.

Also present at the meeting were 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"); Stephen Eustis with Robert W. Baird & Co., the District's Financial Advisor, James Ballowe with Texas Pride Disposal, the District's trash collector; John Cannon, Attorney, and Beth Van Doren, 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. Eustis who presented Refunding Results for the recent bond refunding, a copy of which is attached hereto as Exhibit "B".

The Board recognized Mr. Ballowe who updated the Board on the status of the garbage collection company transition. Directors voiced concerns and echoed complaints received from the District residents regarding quality of the carts and response times regarding complaints. Mr. Ballowe stated he would have the manufacturer review the quality of the carts including re-inspecting the carts and prepare call report logs for monthly board meetings.

### **APPROVE MINUTES OF MEETING OF JUNE 19, 2019**

The proposed minutes of the meeting held on June 19, 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 June 19, 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 "B".

After review and upon a motion by Director Noonan, second by Director Donahue, the Board voted unanimously to approve the tax collector's report and the action items listed therein.

### **BOOKKEEPER'S REPORT**

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

#### **Consider approving budget for fiscal year ending July 31, 2020**

Ms. Symmank outlined a proposed budget for fiscal year ending July 31, 2020, a copy of which is included in the Bookkeeper's report.

Upon a motion brought by Director Noonan, seconded by Director Thomas, the Board unanimously voted to approve the bookkeeper's report, payment of the bills, and the proposed budget for fiscal year ending 2020.

### **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 2019, a copy of which is attached hereto as Exhibit "E". Ms. Campbell reported that there are thirty-four (34) delinquent accounts to consider for disconnection.

#### **Substantial System Repairs and Maintenance**

- Repair ATS control board at a cost of \$4,255.04;
- Repaired autodialer at a cost of \$1,016.88;

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- Replaced motor for blower #3 at a cost of \$2,730.01.

#### Consumer Confidence Report (“CCR”

- The annual CCR that was approved at the May meeting was mailed to bill paying customers on June 16<sup>th</sup> and filed with the TCEQ on June 26, 2019.

#### Water Plant Booster Pump #2 Pump & Motor

- The Operator is in the progress of replacing the motor and repairing the internal components as authorized at the June meeting.

#### Write-Off List

- One account in the amount of \$121.21 was presented for write-off.

#### 25703 Somerset Meadow Ct. – Leak Adjustment Request

- Customer requested board review of water consumption and make an adjustment for the usage period 5/14/19-6/12/19.

#### 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 Berger, the Board unanimously voted to approve (i) the Operator’s report; (ii) the water termination cut off list; (iii) deny the request for bill adjustment; and (iv) the write-off of one account in the amount of \$121.21.

### **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

- Wastewater Reuse- Site Improvements:  
Contractor: Gilleland Smith Construction  
Contract Amount: \$1,084,000.00  
Pay Estimate No. 3 in the amount of \$46,462.65.00 and Tolunay-Wong Engineers’ invoice in the amount of \$993.00.

After review, upon a motion brought by Director Noonan, seconded by Director Donahue, the Board unanimously voted to approve the Engineer's report, as presented and the action items listed therein.

**ATTORNEY'S REPORT**

The Board recognized Mr. Cannon who presented the Attorney's Report.

Mr. Cannon drew the Board's attention to the District's constable report and monthly analytics report attached as Exhibit "H".

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

PASSED, APPROVED AND ADOPTED this 21st day of August, 2019.



Secretary, Board of Directors