

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 361
Minutes of Meeting of Board of Directors
October 18, 2024

The board of directors (the “Board”) of Harris County Municipal Utility District No. 361 (the “District”) held its regular monthly meeting in accordance with the duly posted notice of the meeting and the Texas Open Meetings Act. The roll was called of the duly constituted officers and members of said Board, as follows:

| | |
|-----------------------|--------------------------|
| Todd Covart | President |
| Jaclyn Hood | Vice President |
| Erica Dobbs* | Assistant Vice President |
| Christopher D. Roundy | Secretary |

All of the above were present, thus constituting a quorum.

Also present at the meeting were Charlie LaConti of Municipal Accounts & Consulting, L.P. (the “District’s Bookkeeper”); Josh Maas of M. Marlon Ivy & Associates, Inc. (the “District’s Operator”); Cindy Fields* of BGE, Inc. (the “District’s Engineer”); Monica Pena of Utility Tax Service, LLC (the “District’s Tax Assessor”); and Jonathan Roach*, Ray Arce, and Jessica Gentry of Roach & Associates, PLLC (the “District’s Attorney”). [*Remote Attendees]

COMMENTS FROM THE PUBLIC

There were no comments from the public.

MINUTES FOR PRIOR BOARD MEETINGS

The Board considered the approval of the regular meeting minutes of September 13, 2024. After no discussion, Director Hood motioned to approve the regular meeting minutes from September 13, 2024. Director Roundy seconded the motion, which passed unanimously.

PUBLIC HEARING ON 2024 TAX RATE

Mr. Roach reminded the Board that it had previously indicated its intent and published notice regarding the levy of the District’s 2024 tax rate at \$0.68 per \$100 of assessed valuation, consisting of \$0.28 for debt service (“DS”) and \$0.40 for maintenance and operation (“M&O”). The Board then opened the public hearing on the proposed 2024 tax rate. Mr. Arce explained that the Board could adopt a homestead exemption in Spring 2025. After no further discussion, the Board closed the public hearing.

LEVY TAX RATE AND ADOPT ORDER EVIDENCING SAME

The Board next considered adopting an Order Levying Taxes for 2024; a copy is attached as **Exhibit “A.”** After review and discussion, Director Covart motioned to adopt the Order Levying Taxes for 2024, providing for a total tax rate of \$0.68 per \$100 of assessed valuation, consisting of

\$0.28 for DS and \$0.40 for M&O, with the contingency to review the finances in Spring 2025 and counterbalance the homestead. Director Hood seconded the motion, which passed unanimously.

AMENDED DISTRICT INFORMATION FORM

The Board considered approving the Amendment to the District Information Form (“DIF”) to reflect the District’s 2024 tax rate; a copy is attached as **Exhibit “B.”** Director Hood motioned to approve the Amendment to the DIF to be filed with the Harris County real property records and the Texas Commission on Environmental Quality (“TCEQ”) as required by law. Director Covart seconded the motion, which passed unanimously.

BOOKKEEPER’S REPORT

Mr. LaConti presented the Bookkeeper’s Report, including the investment report and invoices submitted for payment; a copy is attached as **Exhibit “C”**. After some discussion, Director Covart motioned to approve the Bookkeeper’s Report and authorize payment of invoices. Director Hood seconded the motion, which passed unanimously.

Mr. Roach entered the meeting in person during the discussion.

TAX ASSESSOR’S REPORT

Ms. Pena presented the Tax Assessor’s Report; a copy is attached as **Exhibit “D”**, pointing out check #1241 to the Harris County Appraisal District for their quarterly billing. After some discussion, Director Covart motioned to approve the Tax Assessor’s Report and authorize payment of invoices. Director Roundy seconded the motion, which passed unanimously.

ENGINEER’S REPORT

Ms. Fields reviewed the Engineer’s Report; a copy is attached as **Exhibit “E”**, and provided updates on the following:

- (1) **Emergency Preparedness Plan (“EPP”) Update**, noting the District’s Engineer is continuing to coordinate with the TCEQ regarding the revisions to the EPP submitted in June 2023.
- (2) **Wastewater Treatment Plant Generator Replacement**, noting that the contracts have been executed and the pre-construction meeting is currently being scheduled.
- (3) **Water Plant Motor Control Center (“MCC”) Replacement**, noting that design is underway for the MCC replacement project.

OPERATOR’S REPORT

Mr. Maas presented the Operator’s Report; a copy is attached as **Exhibit “F”**, noting that cleaning was performed at the water plant. Next, Mr. Maas pointed out that a resident whose house had been damaged by a tree during one (1) of this year’s storms had contacted the District’s Operator

to note their concern of it happening again in a future storm. He confirmed that the property referenced by this resident belonged to the Summerwood Homeowners Association (“Summerwood”), not the District, but the resident has stated that Summerwood is not acknowledging the land as their property. A discussion ensued regarding land ownership and a possible letter to Summerwood stating their responsibility for the referenced land. After some discussion, Director Covart motioned to approve the Operator’s Report. Director Hood seconded the motion, which passed unanimously.

BEST TRASH POSSIBLE CONTRACT AMENDMENTS

Mr. Roach noted that the Best Trash amended agreement includes the Capital Purchase Index adjustment of \$25.99, effective August 1, 2024. He further stated that the amendment contains a priority status for the District for storm debris pickup. After some discussion, Director Covart motioned to approve Best Trash’s contract amendment. Director Roundy seconded the motion, which passed unanimously.

LAKEVIEW PARK MATTERS

Mr. Arce noted that he would invite a board member from Summerwood to the next District meeting.

SUMMERWOOD MATTERS

A discussion ensued regarding a possible joint water event in Spring 2025 at Lakeview Park.

SECURITY MATTERS

Director Roundy noted that Flock Safety does not have a license to operate in Texas and inquired if the District could be reimbursed for their services. The Board discussed sending a letter to Flock Safety requesting a refund. Director Covart suggested alerting the joint districts to send the reimbursement request letter to Flock Safety collectively.

COMMUNICATIONS REPORT

Ms. Gentry presented the Communications Report; a copy is attached as **Exhibit “G”**.

ATTORNEY’S REPORT

Mr. Roach noted that the determination of a District’s developing status is an annual requirement and reminded the Board of the tax rate adoption procedures for special districts under Chapter 49 of the Texas Water Code. He noted that the procedures applicable to a particular district will depend, in part, upon whether it is determined to be a “developed” or “developing” District under new Senate Bill 2 requirements, noting the impact on District tax rates and potential election requirements. After some discussion, Director Covart motioned to recognize the District as a “developed” district for the 2024 tax year and adopt the corresponding resolution. Director Hood seconded the motion, which passed unanimously. Finally, Mr. Roach noted a few propositions in

the last legislative session, including extending tax exemptions, and indicated that there is still much discussion on the topic.

***EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTIONS 551.071, 551.074, ET. SEQ.**

The Board did not enter into executive session.

PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

Next, the Board concurred to reconvene for their next regular meeting on November 8, 2024, at 12:00 p.m. at the District Attorney's office. After no further discussion, Director Hood motioned to adjourn the meeting. Director Covart seconded the motion, which passed unanimously.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Approved this 8th day of November 2024.

/s/ Christopher D. Roundy
Secretary, Board of Directors

(SEAL)



LIST OF EXHIBITS

- Exhibit A - Order Levying Taxes
- Exhibit B - District Information Form
- Exhibit C - Bookkeeper's Report
- Exhibit D - Tax Assessor's Report
- Exhibit E - Engineer's Report
- Exhibit F - Operator's Report
- Exhibit G - Communications Report