

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 468

July 2, 2025

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 468 (the “District”) met in regular session, open to the public, in person, on the 2<sup>nd</sup> day of July, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Kenneth P. Carter	President
Blair M. Frederick	Vice President
Robert Moore	Secretary/Treasurer
William T. Evans	Assistant Vice President
Lawrence Kupstas	Assistant Secretary

and all the above were present except Director Evans, thus constituting a quorum.

Also attending in person were Reagan Lowman of Waste Management of Texas, Inc. (“WM”); Bear Oakley and Josh Stone of Usource Energy; Tam Trinh of Municipal Accounts & Consulting, L.P.; Drew Anderson of Storm Water Solutions, LLC (“SWS”); Robert Garcia of Champions Hydro-Lawn, Inc. (“Champions”); Chad Buckley of Inframark Water & Infrastructure Services; Michael Murr of Murr Incorporated; Keli Schroeder of BGE, Inc.; Kelley Jurecek of Tax Tech, Inc.; and Greer Pagan, Savannah Melton, and Sydney Durham of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make public comment.

Mr. Oakley introduced himself and Mr. Stone to the Board. Mr. Oakley reported that Usource Energy has acquired Acclaim Energy, the District’s energy broker. Mr. Oakley reminded the Board of the District’s energy contract’s expiration.

There being no other members of the public requesting to make public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of the May 7, 2025, regular meeting. After review and discussion, Director Frederick moved to approve the minutes of the May 7, 2025, regular meeting, as submitted. Director Moore seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

The Board reviewed a security report prepared by Harris County Sheriff's Office ("HCSO"), a copy of which is attached.

Director Frederick discussed a request from HCSO for clearing of underbrush and debris on the District property located at the turnaround at SH 249. The Board requested SWS coordinate removal of debris and trash from the turnaround area.

AUTHORIZE RENEWAL OF DISTRICT'S INSURANCE POLICIES, INCLUDING REVIEW OF ENGINEER'S LIST OF DISTRICT FACILITIES TO BE INSURED

The Board reviewed an insurance proposal from Brown & Brown Lonestar Insurance Services for renewal of the District's insurance policies. After review and discussion, Director Kupstas moved to approve the proposal to renew the District's existing insurance coverage, except cyber liability coverage, and direct that the proposal be filed appropriately and retained in the District's official records. Director Moore seconded the motion, which passed unanimously.

ARBITRAGE REBATE REPORT FOR THE SERIES 2015 ROAD BONDS

Mr. Pagan stated that OmniCap Group LLC has prepared the Arbitrage Rebate Report for the District's Series 2015 Road Bonds. He noted that the District does not owe any payment to the Internal Revenue Service.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director Moore moved to authorize attendance of any interested Directors at the winter conference. Director Frederick seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Trinh presented the bookkeeper's report, including the summary of investments, and reviewed the District's bills with the Board. A copy of the bookkeeper's report is attached. Upon a motion made by Director Frederick and seconded by Director Moore, the Board voted unanimously to approve the bookkeeper's report and pay the bills listed in the report.

GARBAGE COLLECTION AND RECYCLING MATTERS, INCLUDING AMENDMENT TO MUNICIPAL SOLID WASTE AGREEMENT WITH WM

Mr. Pagan stated that the District's garbage collection contract expires July 30, 2025. The Board reviewed a First Amendment to the District's Municipal Solid Waste Agreement with WM. Ms. Lowman introduced herself to the Board and offered to answer any questions regarding the District's garbage collection contract with WM. Following review and discussion, Director Frederick moved to approve the First Amendment and direct that the First Amendment be retained in the District's records. Director Kupstas seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Jurecek reviewed the tax assessor/collector's report, a copy of which is attached. She reported that 99.26% of the 2024 tax levy had been collected as of June 30, 2025. Following review and discussion, Director Moore moved to approve the tax assessor/collector's report and payment of the tax bills. Director Frederick seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue") to proceed with the collection of 2024 real property taxes that are delinquent on July 1, 2025. Upon a motion made by Director Moore and seconded by Director Frederick, the Board unanimously authorized Perdue to proceed with the delinquent tax collection when appropriate.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Mr. Pagan discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year.

Following review and discussion, Director Frederick moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed

district for the 2025 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Moore seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS

Ms. Schroeder presented and reviewed a report on engineering matters within the District, a copy of which is attached.

Ms. Schroeder updated the Board on the status of development of a server farm facility on an approximately 53-acre tract adjacent to the District (the "Tract"). Mr. Pagan reviewed an Out-of-District Service Agreement with SF HOUH LLC to provide water and sewer service to the Tract. Following review and discussion, Director Frederick moved to approve the Out-of-District Service Agreement, subject to final consultant review, and direct that the Out-of-District Service Agreement be retained in the District's records. Director Moore seconded the motion, which passed unanimously.

#### MAINTENANCE OF DETENTION POND

Mr. Garcia reviewed a report on maintenance of the Vintage Southeast Detention Pond by Champions, copies of which are attached.

Ms. Schroeder reviewed a request from Harris County Flood Control District to deepen the District's detention pond. Discussion ensued.

Mr. Anderson reviewed a report on maintenance of the Vintage Royale Drainage Facilities by SWS, a copy of which is attached. Mr. Anderson reported on a sinkhole on property adjacent to the District's property that has caused damage to a District drainage swale. Mr. Anderson presented (1) a proposal in the amount of \$5,450.00 to repair the sinkhole; and (2) a proposal in the amount of \$15,950.00 to regrade the drainage swale. Following review and discussion, Director Frederick moved to (1) authorize Ms. Schroeder to send a letter to the landowner of the sinkhole location requesting that it determine and communicate to the District in writing how it will repair the sinkhole, within 90 days; and (2) authorize Mr. Anderson to coordinate with the landowner regarding the repair and damage to District property. Director Moore seconded the motion, which passed unanimously.

#### PARK AND RECREATIONAL FACILITIES

Mr. Murr reviewed the landscape architect's report, a copy of which is attached.

Mr. Murr stated that proposals were received for the District's annual landscape maintenance. Mr. Murr recommended that the Board award the contract to Westco Grounds Maintenance, LLC ("Westco") in the annual amount of \$75,031.00, reflecting the reduction of Chasewood Drive and Louetta mowing to 21 times per year and addition of

the St. Lukes detention pond maintenance 12 times per year. The Board concurred that, in its judgment, Westco was a responsible contractor who would be most advantageous to the District and would result in the best and most economical completion of the District's monthly landscape maintenance. Mr. Pagan reviewed a Service Agreement with Westco. Following review and discussion, Director Frederick moved to (1) approve the proposal for landscape maintenance services from Westco in the annual amount of \$75,031.00, based upon the landscape architect's recommendation and receipt of the certificate(s) of insurance and endorsements, if any, provided by Westco; (2) approve the Service Agreement with Westco; and (3) authorize Mr. Murr to provide written notice of the District's termination of the Service Agreement with Ridgewood Landscaping, effective August 11, 2025. Director Moore seconded the motion, which passed by unanimous vote.

#### DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

#### REPORT REGARDING LEGISLATIVE MATTERS

Mr. Pagan reviewed a report prepared by ABHR regarding legislative matters pertaining to the 89<sup>th</sup> Regular Session of the Texas Legislature. A copy of the report is attached.

#### DISTRICT WEBSITE

There was no discussion on this agenda item.

#### OPERATION OF DISTRICT FACILITIES

Mr. Buckley reviewed the monthly operator's report, a copy of which is attached, and discussed repairs and maintenance in the District. Mr. Buckley stated that the District's water accountability for the month was 99.39%.

Mr. Buckley reviewed a survey of District fire hydrants and recommended repairs in the amount of \$3,250.00.

Mr. Buckley reviewed a revised task order in the amount of \$8,690.00 for annual mowing and landscape maintenance of the District's facilities by Growth Services Inc.

Following review and discussion, Director Frederick moved to (1) approve the operator's report; (2) approve fire hydrant repairs in the amount of \$3,250.00; and (3) approve the revised task order in the amount of \$8,690.00 for annual mowing and landscape maintenance of the District's facilities by Growth Services Inc. Director Moore seconded the motion, which passed by unanimous vote.

CONDUCT HEARING ON TERMINATION OF WATER SERVICE

Mr. Buckley presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Frederick moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Moore seconded the motion, which passed by unanimous vote.

The Board concurred to conduct the next regular meeting on August 6, 2025, at 11:30 a.m.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



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Secretary, Board of Directors

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