

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 468

August 6, 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 6th day of August, 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 Moore, thus constituting a quorum.

Also attending in person were Lieutenant Raymond Lomelo, Sergeant Lonnie Cox, and Deputy Amanda Reiter of Harris County Sheriff’s Office (“HCSO”); Tam Trinh of Municipal Accounts & Consulting, L.P.; Avik Bonnerjee of B&A Municipal Tax Service, LLC; Robert Garcia of Champions Hydro-Lawn, Inc. (“Champions”); Chad Buckley of Inframark Water & Infrastructure Services (“Inframark”); Michael Murr of Murr Incorporated; Keli Schroeder of BGE, Inc.; Kelley Jurecek of Tax Tech, Inc.; and Savannah Melton and Sydney Durham of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make public comment. There being no 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 July 2, 2025, regular meeting. After review and discussion, Director Frederick moved to approve the minutes of the July 2, 2025, regular meeting, as submitted. Director Kupstas seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

Sergeant Cox reviewed a security report prepared by HCSO, a copy of which is attached.

The Board reviewed an Interlocal Agreement for Law Enforcement Services (the “Agreement”) between the District and Harris County for the term of October 1, 2025, to September 30, 2026. Following review and discussion, Director Frederick moved to approve the Agreement and direct that the Agreement be filed appropriately and retained in the District’s official records. Director Kupstas seconded the motion, which passed by unanimous vote.

Lt. Lomelo discussed clearing of underbrush and debris on the District property located at the turnaround at SH 249. The Board requested Mr. Murr coordinate with HCSO regarding removal of debris and trash from the turnaround area.

Sgt. Cox updated the Board on the potential establishment of an in-District office space for HCSO patrol officers.

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 Kupstas, the Board voted unanimously to approve the bookkeeper’s report and pay the bills listed in the report.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Jurecek reviewed the tax assessor/collector’s report, a copy of which is attached. She reported that 99.29% of the 2024 tax levy had been collected as of July 31, 2025. Following review and discussion, Director Kupstas moved to approve the tax assessor/collector’s report and payment of the tax bills. Director Frederick seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board deferred discussion of this agenda item pending receipt of 2025 certified property values from the Harris Central Appraisal District.

SALES TAX TRACKING REPORT

Mr. Bonnerjee reviewed a sales tax tracking report, a copy of which is attached. The Board discussed the District’s sales tax revenue, including month-to-month variations and the businesses contributing the most revenue.

ENGINEERING MATTERS

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

Ms. Schroeder reported on the Water Plant No. 1 Rehabilitation and reviewed and recommended approval of Pay Estimate No. 2 and Final in the amount of \$33,737.50, payable to CFG Industries, LLC, and recommended the Board accept the facilities.

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.

Following review and discussion, Director Kupstas moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 2 and Final in the amount of \$33,737.50; and (3) accept the facilities. Director Frederick seconded the motion, which passed unanimously.

MAINTENANCE OF DETENTION POND

Ms. Schroeder reviewed a report on maintenance of the Vintage Royale Drainage Facilities by SWS, a copy of which is attached. She reported on repair of a sinkhole on property adjacent to the District's property that caused damage to a District drainage swale.

Mr. Garcia reviewed a report on maintenance of the Vintage Southeast Detention Pond by Champions, a copy of which is attached. Mr. Garcia reported on silt runoff from the server farm development.

Director Frederick presented a proposal prepared by Lake Management Services in the amount of \$995.00 for replacement of the well control box at the District's Vintage Royale Detention Pond. Following review and discussion, Director Kupstas moved to approve the proposal in the amount of \$995.00 for replacement of the well control box at the District's Vintage Royale Detention Pond. Director Frederick seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES

Mr. Murr discussed a Harris County Precinct 3 (the "County") initiative to share the cost of constructing sidewalks with local government entities and organizations. Mr. Murr discussed the application process and timeline. He then presented a map showing proposed sidewalks for submittal to the County, a copy of which is in the attached landscape architect's report. Following review and discussion, Director Frederick moved to authorize Mr. Murr to prepare and submit an application on behalf of the District for participation in the sidewalk cost sharing program. Director Kupstas seconded the motion, which passed unanimously.

Mr. Murr discussed District landscape maintenance, including the transition from the previous contractor to Westco Grounds Maintenance, LLC.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

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 of June was 98.22%.

Mr. Buckley discussed changes in Inframark's customer bill payment systems and reviewed a Merchant Attestation and Amendment of Agreement and ECP Addendum Terms with Paymentech, LLC.

Following review and discussion, Director Frederick moved to (1) approve the operator's report; and (2) approve the Merchant Attestation and Amendment of Agreement and ECP Addendum Terms with Paymentech, LLC, subject to final legal review. Director Kupstas 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 Kupstas seconded the motion, which passed by unanimous vote.

The Board concurred to conduct the next regular meeting on September 3, 2025, at 11:30 a.m.

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



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security report	1
Bookkeepers report.....	2
Tax assessor/collector's report	2
Sales tax tracking report.....	2
Engineering report	3
SWS report	3
Champions report	3
Landscape architect's report.....	3
Operator's report.....	4