

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 468

August 5, 2026

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 5th day of August, 2026, 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
Paul Cuneo	Assistant Vice President
Lawrence Kupstas	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also attending in person were Avik Bonnerjee and Brenda Bonnerjee of B&A Municipal Tax Service LLC ("B&A"); Chase Wolf of Cedar Creek Municipal Advisors ("CCMA"); Bear Oakley of NextEra Advisors; John Howell of GMS Group, LLC. ("GMS"); Drew Anderson of Storm Water Solutions, LLC ("SWS"); Tam Trinh of Municipal Accounts & Consulting, L.P.; Robert Garcia of Ethoscapes; Chad Buckley of Inframark Water & Infrastructure Services; Keli Schroeder of BGE, Inc. ("BGE"); Kelley Jurecek of Tax Tech, Inc.; Michael Murr of Murr Incorporated; and Greer Pagan and Jakayla Canaday of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of the July 1, 2026, regular meeting. After review and discussion, Director Cuneo moved to approve the minutes of the July 1, 2026, regular meeting, as submitted. Director Frederick seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

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

Mr. Pagan reviewed an Interlocal Agreement for Law Enforcement Services (the "Agreement") between the District and Harris County for the term of October 1, 2026, to September 30, 2027. Following review and discussion, Director Cuneo moved to approve the Agreement and direct that the Agreement be filed appropriately and retained in the District's official records. Director Moore seconded the motion, which passed by unanimous vote.

Director Cuneo updated the board regarding the homeless encampment. Mr. Murr stated that the Sheriff's Office recently inspected that the tents were removed, with limited signs of continued occupancy. He reported that the relocation team planned to make a visit and provide remaining occupants with an opportunity to relocate. Discussion ensued.

CAPITALIZATION AND DEPRECIATION POLICY

The board deferred this matter until additional information is provided.

FINANCIAL AND BOOKKEEPING

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.

Ms. Trinh requested approval of Check No. 8557 in the amount of \$2,400 to B&A Municipal Tax Service.

After review and discussion, Director Cuneo moved to approve the bookkeeper's report and payment of the bills. Director Moore seconded the motion, which passed unanimously.

DISCUSSION REGARDING FINANCIAL ADVISOR SERVICES

The Board considered proposals for financial advisory services.

Following review and discussion, Director Moore moved to continue financial advisory services with CCMA. Director Frederick seconded the motion, which passed on a 3-2 vote, with Directors Cuneo and Carter voting against the motion.

ELECTRICITY SERVICES

Mr. Oakley presented and reviewed electricity renewal options, a copy of which is attached. He reviewed the District's existing electricity contracts, which expire in December, and proposals to combine the District's streetlight and facility meters under a single contract. After reviewing the current and proposed rates along with market conditions, he recommended Engie and suggested considering a 12- to 36-month contract.

The Board deferred action and requested that Mr. Oakley return to the next meeting with updated pricing and additional information regarding energy production trends.

REVIEW SALES TRACKING REPORT

Mr. Bonnerjee reviewed a sales tax tracking report, a copy of which is attached.

ENGINEERING MATTERS

Ms. Schroeder reviewed the engineer's report, a copy of which is attached.

Ms. Schroeder updated the Board on the Sanitary Sewer Rehabilitation along Vintage Preserve Parkway, noting that the plans are at the agencies for final approval and bids are expected to be presented in September.

Ms. Schroeder updated the Board on the Rehabilitation of Lift Stations No. 1 and No. 2. She addressed the Board's prior concerns regarding the differences between the capital improvement plan estimates and what was included in the bid, explaining that conditions at Lift Station No. 2 had deteriorated and required additional pipe and fitting replacement.

Ms. Schroeder further reported the installation of a force main bypass manhole at Lift Station No. 2. She reported that the proposed improvement would allow the operator to bypass the lift station during a prolonged power outage or emergency without relying solely on pumper trucks and would improve operational reliability and safety.

Ms. Schroeder presented an updated rate analysis requested by the Board. The analysis included increasing certain commercial usage rates by \$0.25 per thousand gallons and adjusting the commercial and apartment sewer charge per equivalent single-family connection to align more closely with residential charges. Discussion ensued.

Following discussion, the Board deferred action on the rate order and directed that the proposed changes be incorporated into an amended rate order for consideration at the next meeting.

Mr. Pagan updated the Board on the out-of-district service agreement. He reported that the counterparty proposed making a one-time payment of \$2 million in lieu of annual payments on taxes, with payment to be made within 90 days after execution of the agreement. Discussion ensued.

Following review and discussion, Director Cuneo moved to approve the proposed one-time \$2 million payment under the District service agreement in lieu of the annual payments on taxes. Director Moore seconded the motion, which passed unanimously.

Following review and discussion, Director Cuneo moved to approve the engineering report. Director Carter 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 99.55% of the 2025 tax levy had been collected as of July 31, 2026. Following review and discussion, Director Cuneo moved to approve the tax assessor/collector's report and payment of the tax bills. Director Kupstas 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, a copy of which is attached. He updated the Board regarding the mowing and maintenance activities throughout the District.

Mr. Garcia presented a proposal in the amount of \$400.00 for a detention pond trash pile cleanup. He reported illegal dumping near the Vintage Southwest detention pond and another site near Cypress Creek, which included branches, plumbing fixtures, and other debris. He stated that a chain and lock were installed on the access gate.

Mr. Anderson presented a report on the maintenance of the Vintage Royale Drainage Facilities by SWS, a copy of which is attached. He reported that the District's detention ponds and related facilities were in good condition.

Mr. Anderson reported on the repairs at the St. Luke's detention pond, including installation of an inlet, which appears to be functioning as intended, and that no additional erosion was observed. The Board discussed whether to proceed with additional cleaning and rehabilitation work at the pond. The Board agreed to continue monitoring conditions before undertaking additional improvements.

Following review and discussion, Director Cuneo moved to: (1) approve the maintenance reports; and (2) approve the proposal to clean the illegal dumping, in the amount of \$400.00. Director Frederick seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY DEVELOPMENT

Mr. Murr presented and reviewed a report on park and landscape development in District, a copy of which is attached.

Mr. Murr reported damage to the stone monument sign at Vintage Preserve and noted that a previous similar repair cost approximately \$5,000.00.

Mr. Murr updated the Board regarding recent discussions with the landscape contractor concerning mowing frequency and aesthetic improvements. Mr. Garcia stated that additional mowing has been performed in higher-visibility areas, including Louetta Road, and reported noticeable improvements. Mr. Garcia also reported that mowing frequencies and related costs will be evaluated as part of the upcoming budget process.

Mr. Murr updated the Board on the wooded areas associated with the homeless encampment. He reported that no-trespassing signage and purple paint markings have been installed and were considered sufficient by the Sheriff's Office for enforcement purposes. He also stated that two significant encampment areas and several smaller trash areas were identified.

Mr. Murr discussed removal of shelters, trash, and biohazardous materials, in accordance with OSHA-recommended safety procedures, followed by selective underbrush clearing to improve visibility while preserving the wooded area. He reported the estimated cost for the initial cleanup and clearing was approximately \$47,000.00. Discussion ensued.

Mr. Murr discussed landscaping along the apartment development buffer. The Board directed ABHR to review the agreement and determine whether additional trees or landscaping could be required.

Following review and discussion, Director Kupstas moved to authorize the biohazard cleanup, debris and shelter removal, and selective underbrush clearing to proceed. Director Cuneo seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Buckley reviewed the monthly operator's report, a copy of which is attached. He discussed repairs and maintenance in the District, including a small leak at the meter vault serving Kelsey-Seybold Clinic, ongoing mainline valve repairs, and preventive maintenance cleaning at Lift Station No. 2. Mr. Buckley stated that the District's water accountability for the month of May was 93.82%.

Following review and discussion, Director Cuneo moved to approve the operator's report. Director Carter seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

This agenda item was discussed under the engineering matter.

DISTRICT WEBSITE

There was no discussion on this agenda item.

ATTORNEY'S REPORT

The Board concurred to conduct the next regular meeting on September 2, 2026, 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	2
Bookkeeper's report.....	2
Electricity Rate Analysis	3
Engineer's report.....	3
Sales tax tracking report.....	4
Tax assessor/collector's report	4
Ethoscapes report.....	4
SWS report	4
Park and landscape development report	5
Operator's report.....	5