

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 383

November 5, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 383 (the "District") met in regular session, open to the public, at the offices of Municipal Accounts & Consulting, L.P., 1281 Brittmoore Road, Houston, Texas 77043, outside the boundaries of the District, on the 5th day of November, 2025, and the roll was called of the members of the Board being present:

John Porea	President
John J. Ryan	Vice President
Jeffrey Peters	Secretary
Jean M. Casagrande	Assistant Secretary
Jody Chouinard	Assistant Vice President

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

Also attending the meeting in person were: Cindy Grimes of Municipal Accounts & Consulting, L.P. ("MAC"); Kristy Hebert of Tax Tech, Inc. ("Tax Tech"); Jennifer Mays and James Parker of Pape-Dawson Engineers ("Pape-Dawson"); Scott Shelnuitt of Municipal Operations & Consulting, Inc. ("MOC"); David Stuhlmiller of Storm Water Solutions, LLC ("SWS"); Paul Dodd of NewQuest Properties ("NewQuest"); and David Oliver and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Director Porea offered any members of the public attending the meeting the opportunity to make public comment.

Director Casagrande inquired about the e-recycle/shred event held on November 1, 2025 and discussed the placement of recycling bins by Best Trash following collection of recycling materials.

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

CONSENT AGENDA

The consultant reports were provided in advance of the meeting. Following review and discussion, Director Peters moved to approve the following items on the consent agenda: (1) the minutes of the October 1, 2025 regular meeting, as amended; (2)

tax assessment and collection matters; (3) financial and bookkeeping matters, including the quarterly investment report; (4) a Resolution Regarding Annual Review of Investment Policy reflecting no changes to the District's Investment Policy; (5) a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; (6) operating matters; (7) channel and pond maintenance matters; (8) website and communications matters; and (9) direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director Casagrande seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the consent agenda.

ADDITIONAL TAX MATTERS

Ms. Hebert reported that Tax Tech published a Notice of Public Hearing stating the District will consider levying a 2025 tax rate of \$0.545 at this meeting.

The Board then opened the public hearing. No members of the public came forward to make comments. The Board then closed the public hearing.

The Board discussed the proposed 2025 tax rate reflecting a total tax rate of \$0.545 per \$100 of assessed valuation, comprised of \$0.36 for debt service and \$0.185 for operations and maintenance. Discussion ensued regarding District reserves and District capital improvement projects.

The Board considered adopting an Order Levying Taxes for 2025 reflecting a total tax rate of \$0.525 per \$100 of assessed valuation, comprised of \$0.36 for debt service and \$0.165 for operations and maintenance. The Board then reviewed an Amendment to Information Form reflecting the 2025 tax rate.

Following review and discussion, Director Peters moved to: (1) adopt the Order Levying Taxes reflecting a total tax rate of \$0.525 per \$100 of assessed valuation, comprised of \$0.36 for debt service and \$0.165 for operations and maintenance; (2) approve and authorize execution of the Amendment to Information Form; and (3) direct that the Order Levying Taxes and the Amendment to Information Form be filed appropriately and retained in the District's official records. Director Casagrande seconded the motion, which passed unanimously.

STORM WATER MANAGEMENT PLAN MATTERS, INCLUDING PROPOSALS FOR WORK

Mr. Stuhlmiller reviewed the detention facility maintenance report prepared by SWS, a copy of which is attached. The Board inquired about locations of the pictures included in the detention facility maintenance report.

Following review and discussion, Director Peters moved to approve the detention facility maintenance report. Director Casagrande seconded the motion, which passed unanimously.

ADDITIONAL CHANNEL AND POND MAINTENANCE, INCLUDING PROPOSALS FOR WORK

There was no additional discussion on this agenda item.

UPDATE ON WATERLINE LOOP EASEMENT ACQUISITION MATTERS AND TAKE APPROPRIATE ACTION

Director Peters and Ms. Mays updated the Board on the easements needed for the proposed waterline loop behind the CVS located on Champion Forest Drive. Mr. Oliver discussed next steps and options for acquisition of the easements needed for the waterline loop project.

Mr. Oliver presented a proposal from CBRE, Inc. ("CBRE") in the amount of \$4,500.00 per parcel for appraisal of land, in connection with waterline easement acquisitions for the waterline loop project. The Board inquired about procedures connected to condemnation.

The Board inquired about the timeline for the waterline loop project and acquiring the necessary easements for the project. Discussion ensued regarding appraisals for the easements needed for the project.

Following review and discussion, Director Peters moved to approve the proposal from CBRE in the amount of \$4,500.00 per parcel for appraisal of land, in connection with waterline easement acquisitions for the waterline loop project. Director Casagrande seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Mays reviewed the engineering report, a copy of which is attached.

Ms. Mays updated the Board on the water plant nos. 1 and 2 improvements and stated Pape-Dawson received two bids for the project. Ms. Mays stated Pape-Dawson recommends awarding the contract to McDonald Municipal & Industrial ("McDonald") in the amount of \$1,168,469.00, with the District's share being \$636,932.45. The Board concurred that, in its judgment, McDonald was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Ms. Mays updated the Board on the wastewater treatment plant improvements and stated Pape-Dawson received one bid from HCG in the amount of \$1,785,251.64, with the District's share being \$1,102,392.89. The Board concurred that, in its judgment, HCG was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Parker updated the Board on the lift station nos. 1 and 2 improvements and stated Pape-Dawson received one bid from McDonald in the amount of \$512,169.00, with the District's share being \$5,453.67. Mr. Parker stated Pape-Dawson recommends awarding the contract to McDonald. The Board concurred that, in its judgment, McDonald was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Ms. Mays updated the Board on construction of the third water well.

Ms. Mays updated the Board on construction of water and sanitary facilities to serve the NewQuest retail tract. Ms. Mays requested approval of Pay Estimate No. 1 submitted by GM Vera's Construction ("GM") in the amount of \$131,578.43 and Change Order No. 1 to the contract with GM to decrease the contract in the amount of \$16,398.45. The Board concurred that Change Order No. 1 was beneficial to the District.

Ms. Mays updated the Board on requests for utility commitments, as reflected in the engineer's report. Ms. Mays discussed the Mavis Tires & Brakes ("Mavis") and Einstein Bros. Bagels ("Einstein") tracts located along the Grand Parkway. Ms. Mays then presented a proposal from Pape-Dawson in the amount of \$7,500.00 for preparation of metes and bounds for the Mavis and Einstein tracts, in connection with proposed consents to encroachment. Ms. Mays then discussed a utility request for offices along Champion Forest and Crescent Clover.

Ms. Mays updated the Board on the NewQuest detention pond. Ms. Mays stated Sander Engineering Corporation ("Sander") appraised construction costs of the NewQuest detention pond to be \$180,742.50. Ms. Mays discussed a private retaining wall located adjacent to the NewQuest detention pond. Ms. Mays then presented a proposal from Pape-Dawson in the amount of \$6,700.00 for preparation of metes and bounds for the NewQuest detention pond excluding the retaining wall.

Ms. Mays updated the Board on nutria activity in the District.

Discussion ensued regarding construction of the waterline loop .

Following review and discussion, and based on the District engineer's recommendation, Director Peters moved to: (1) approve the engineer's report; (2) award the contract for the water plant nos. 1 and 2 improvements to McDonald in the amount of \$1,168,469.00, with the District's share being \$636,932.45, subject to approval of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor; (3) award the contract for the wastewater treatment plant improvements to HCG in the amount of \$1,785,251.64, with the District's share being \$1,102,392.89, subject to approval of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor; (4) award the contract for lift station nos. 1 and 2 improvements to McDonald in the amount of \$512,169.00, with the District's share being \$5,453.67, subject to approval of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor; (5) approve Pay Estimate No. 1 submitted by GM in the amount of \$131, 578.43 for the construction of water and sanitary facilities to serve the NewQuest retail tract; (6) approve Change Order No. 1 to the contract with GM to decrease the contract in the amount of \$16,398.45 construction of water and sanitary facilities to serve the NewQuest retail tract; (7) approve the proposal from Pape-Dawson in the amount of \$7,500.00 for preparation of metes and bounds for the Mavis and Einstein tracts; and (8) approve the proposal from Pape-Dawson in the amount of \$6,700.00 for preparation of metes and bounds for the NewQuest detention pond. Director Casagrande seconded the motion, which passed unanimously.

ADDITIONAL BOOKKEEPING MATTERS

There was no discussion on this agenda item.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Mr. Oliver presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. He stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("NHCRWA") MATTERS

The Board discussed the November NHCRWA meeting.

ADDITIONAL OPERATING MATTERS

Mr. Shelnutt updated the Board on the sanitary sewer manhole survey. Mr. Shelnutt stated Phase I of the sanitary sewer manhole survey is complete and MOC is addressing the deficiencies found during the survey.

Mr. Shelnutt updated the Board on the Phase 5 sanitary sewer repairs.

Mr. Shelnutt presented a list of delinquent customers to the Board and reported the customers 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.

Mr. Shelnutt requested Board authorization to write off one delinquent utility account totaling \$42.51 and send the account to a collection agency.

Mr. Shelnutt updated the Board on the Baseline Testing criteria regarding DuPont and 3M class action settlements.

Mr. Shelnutt discussed the toxicity reduction evaluation ("TRE") testing at the wastewater treatment plant.

Following review and discussion, Director Peters moved to: (1) 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; and (2) authorize MOC to write off one delinquent utility account totaling \$42.51 and send the account to a collection agency. Director Casagrande seconded the motion, which passed unanimously.

The minutes from the most recent Operations Subcommittee meeting were provided to the Directors prior to the meeting and are attached.

ASSOCIATION OF WATER BOARD DIRECTORS BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

Mr. Oliver reported AWBD has requested all member districts to appoint a Voting Member Representative to vote in the upcoming AWBD bylaws election. The Board concurred to appoint Director Porea as the District's Voting Member Representative and Director Ryan as the alternative Voting Member Representative.

The Board inquired about the AWBD bylaws included in the bylaws election.

ATTORNEY'S REPORT


Mr. Oliver discussed the NewQuest easement connected to the waterline loop project.

The Board inquired about the proposed Texas constitutional amendments included on the November 4, 2025 ballot.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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ACTION LIST

Action Item/Date Assigned	Status/Comments
Tax Tech	
MAC/MFS	
MOC	
Schedule and conduct Baseline Testing with an accredited laboratory and report results to Board and to Claims Administrator within forty-five (45) calendar days after receiving the test results and no later than January 1, 2026; and submit Public Water System Testing Compensation Claims Forms for reimbursement of Baseline Testing prior to January 1, 2026 (9/3/25)	11/5/25 – testing pending
Undertake TRE testing of effluent at the WWTP (9/3/25)	
Complete Phase 1 of the sanitary sewer manhole survey at an estimated cost of \$3,000 (7/7/25)	9/3/25 – MOC reviewing reports from survey
Complete Phase 5 smoke testing repairs at an estimated cost of \$8,000 (7/7/25)	9/3/35 – testing complete; MOC to investigate two potential issues that may need to be repaired
Pape-Dawson	
Prepare metes and bounds for Mavis and Einstein tracts (11/5/25)	
Prepare metes and bounds for NewQuest pond excluding private retaining wall (11/5/25)	
Coordinate with Sander to obtain appraisal for the NewQuest detention pond (10/1/25)	11/5/25 – Appraisal came back - \$180,742.50
Present proposal for Board consideration at the next meeting for an analysis to assess modifications needed for the wastewater treatment plant, in relation to capacity during major repairs (10/1/25)	
Follow up with MUD 367 regarding Change Order No. 2 to the water well no. 3 construction contract (10/1/25)	
Investigate stormwater pollution prevention matters for construction along the Grand Parkway and report back to the Board (9/3/25)	
GLAMCO	
Remove silt build-up in the channel behind water plant No. 2, at a cost not to exceed \$7,000 (10/1/25)	

Action Item/Date Assigned	Status/Comments
Remove and replace plant material at the Grove detention pond at a cost of \$3,192.30 (9/3/25)	
Provide herbicide treatments to the detention pond and channles upstream of Northpointe Blvd (9/3/25)	
Provide replacement fencing options for the walking trail at Dove Manor and Crescent Cove (8/6/25)	
Mow area along Northlake pond and hand mow certain additional areas (8/6/25)	
Install "Catch & Release" signs at the entrances of Northlake pond, The Grove pond and Dove Manor pond (8/6/25)	
Best Trash	
Follow up regarding placement of recycling bins after pickup (11/5/25)	
Lake Pro	
Storm Water Solutions	
Complete repairs and maintenance at the NewQuest detention pond following completion of the Sherman Williams store (9/3/25)	9/3/25 - Board approved proposal in the amount of \$24,912
Double Eagle	
Directors	
Director Ryan will follow up with GLAMCO regarding the 3-rail fence at the Dove Manor/Crescent Cove walking trail (10/1/25)	
Director Peters will serve as the Board representative with regard to negotiating the waterline loop easements (7/7/25)	
KGA/DeForest	
Touchstone	
ABHR	
Public Power Pool (P3)	
McCall Gibson	