

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 105

Minutes of Meeting of Board of Directors

January 20, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 105 ("District") met at 777 North Eldridge, Suite 500, Houston, TX 77079 and by videoconference in accordance with the duly posted notice of said meeting, with a quorum of Directors present, as follows:

Charles LaConti, President
Ginger Furlong, Vice President
Kathy Cones, Secretary
Carol Diller, Director

and the following absent:

None

Also present were Greg Dubiel, Lynnette Tujague, Kristen Scott, and G. Taylor Goodall, Jr.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board opened the floor for public comment. Hearing none, the President continued with the agenda.

2. The Board reviewed the Consent Agenda. After review and discussion, the Board approved the Consent Agenda as presented.

3. Mr. Goodall reported that the District may exempt up to twenty percent (20%) of the market value of each residence homestead owned by an adult and taxable by the District for the year 2025. The Board discussed the adoption of the exemption. After discussion, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Order providing for a homestead exemption in the amount of twenty percent (20%) of the market value of residence homesteads for the year 2025.

4. Mr. Goodall reported that the District may adopt a homestead exemption for persons 65 years of age or older or disabled. After discussion, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Resolution providing a \$15,000 homestead exemption for residents of the District 65 years of age or older or disabled.

5. There was presented the attached Order Calling Bond Election. The Board reviewed the engineer's report covering the land, improvements, facilities, plants, equipment, and appliances to be purchased and/or constructed and their estimated costs, together with maps, plats, profiles, and data fully explaining and showing the report. Upon unanimous vote, the Board approved the attached Order Calling Bond Election with water, sewer and drainage projects totaling \$60,000,000.

6. There was presented the attached Order Calling Road Bond Election. Upon unanimous vote, the Board approved the attached Order Calling Road Bond Election totaling \$75,600,000.

7. The Board received a law enforcement update. Director Cones noted there is a new officer patrolling the District.

8. The Board tabled consideration of the landscape architects' report.

9. The Board considered the engineer's report, reviewing the status of design projects and construction projects within the District. Pay Application No. 11 & Final in the amount of \$54,566.30 for the water plant no. 2 improvement project was recommended for approval. Pay Application No. 11 in the amount of \$437,120.50 for the wastewater treatment facility expansion project were recommended for approval. After brief discussion and review, the Board approved the report and the action items contained therein, approved including the Pinpoint Feasibility study. The Board also authorized Mr. Goodall to issue a utility commitment contingent on the standard conditions as well as an additional \$15,000 deposit for necessary water modeling.

10. The Board considered the Interim water supply and emergency interconnect agreement with Northwest Harris County MUD No. 12. After discussion, upon motion duly made and seconded, the Board unanimously approved the Interim water supply and emergency interconnect agreement with Northwest Harris County MUD No. 12, pending finalization of an interconnection point.

11. Greg Dubiel presented and discussed a bill due to Lantana in the amount of \$112,000.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 105
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting **by videoconference using Microsoft Teams** and at **777 North Eldridge, Suite 500, Houston, TX 77079**. The public is invited to attend at that location, where a quorum of the Board of Directors will be present. A member of the Board of Directors present at that location will preside over the meeting.

The meeting will be held at **6:00 p.m. on Monday, January 20, 2025.**

Members of the public may access the meeting by following the instructions listed at the bottom of this notice.

The subject of the meeting is to consider and act on the following:

PUBLIC COMMENTS (This provides an opportunity for citizens to comment on non-agenda items in advance of regular business of the Board. Comments shall be limited to three (3) minutes per person. By state law, comments by the Board members on any item not on the agenda shall be limited to: a) statements of specific factual information given in response to any inquiry; b) a recitation of existing policy in response to an inquiry; or c) a proposal to place the subject on the agenda for a future meeting. Section 551.042 of the Government Code limits the types of public comments that may be made and prohibits the Board from taking any action on the item except to place them on a future agenda.)

CONSENT AGENDA: The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.

1. Minutes of December 16, 2024
2. Tax Assessor/Collector's Report and Payment of Invoices
3. Amendment of Tax/Assessor Collector's Contract
4. Bookkeeper's Report and Payment of Invoices; checks and invoices; investment of District funds; Budget Matters
5. Operator's Report; operation, maintenance, and repair of District facilities; authorize termination of service to delinquent account
6. Detention Pond Maintenance Report; to the extent necessary

REGULAR AGENDA: Consideration of and action on the following items, plus any items removed from the Consent Agenda.

1. Status of Application for Road Powers
2. Discuss and authorize any 2025 tax exemptions; Order Adopting Residence Homestead Exemption; Order Adopting Residence Homestead Exemption for Persons Sixty-Five or Older or Disabled
3. Adopt Order Calling Bond Election
4. Law Enforcement Report/Update

5. Landscape Architect report
6. Engineer's Report; authorize engineering, as necessary; review status and recommendations of District engineers; take action, as necessary
7. Interim water supply and emergency interconnect agreement with Northwest Harris County MUD No. 12
8. Developer Reports; requests for utility commitments, assignment of financing agreements; financing agreements; take action, as necessary; Waiver of Special Appraisal; financial feasibility of development and annexation; take action, as necessary; developer reimbursement; Agreed Upon Procedures Report; Reimbursement Requests
9. Matters involving the West Harris County Regional Water Authority
10. Executive Session (closed) pursuant to Texas Government Codes §551.071 to consult with the District's attorneys about pending or contemplated litigation, §551.072 to deliberate the purchase, exchange, lease or value of real property, §551.074 to deliberate the duties of a public officer or employee, and §551.076 to deliberate on deployment or specific occasions for implementation, of security personnel or device



G. Taylor Goodall, Jr.,
Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c) After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district. On the failure of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. The Commission shall make such a determination not later than the 60th day after receiving the petition. After holding a meeting at a place designated by the district's board or by the Commission after a request is made to either the board or the Commission by five electors, the district's board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings.

AVISO DE ASAMBLEA PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título realizará una asamblea pública **por videoconferencia a través de Microsoft Teams** y en **777 North Eldridge, Suite 500, Houston, TX 77079**. Se invita al público a acudir a ese lugar, donde estará presente un *quorum* de la Junta Directiva. Un miembro de la Junta Directiva presente en el lugar presidirá la asamblea. **Los miembros del público también pueden acceder a la asamblea mediante las instrucciones que aparecen en la parte inferior de este aviso.**

La asamblea se celebrará a **6:00 p.m. el lunes 20 de enero de 2025**. El asunto a tratar en la asamblea es considerar y actuar sobre lo siguiente:

Adoptar una Orden para convocar una Elección de Bonos

THÔNG BÁO CUỘC HỌP CÔNG KHAI

Theo đây xin thông báo cho tất cả các thành viên cộng đồng quan tâm về việc Ban Giám Đốc Cơ Quan ghi trên sẽ tổ chức một cuộc họp công khai **dưới dạng hội nghị trực tuyến trên Microsoft Teams**, và tại **777 North Eldridge, Suite 500, Houston, TX 77079**. Công chúng được mời đến tham dự tại địa điểm nói trên, và đa số đại biểu quyết định của Ban Giám Đốc sẽ có mặt. Một thành viên của Ban Giám Đốc có mặt tại địa điểm đó sẽ chủ trì cuộc họp. Các thành viên cộng đồng cũng có thể truy cập cuộc họp này bằng cách thực hiện theo các hướng dẫn được liệt kê ở phần cuối của thông báo này.

Phiên họp sẽ được tổ chức **6:00 chiều vào Thứ hai, 20 tháng 1 năm 2025**. Chủ đề của cuộc họp là xem xét và thực thi nội dung sau đây:

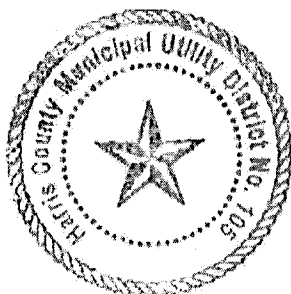
Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Trái Phiếu

公眾會議通知

茲此通知所有相關公眾人士：本區董事會將在 **777 North Eldridge, Suite 500, Houston, TX 77079** 舉行一次公眾會議，同時將使用 Microsoft Teams 通過視頻會議的形式直播會議。誠邀公眾親臨該地點，屆時將有法定人數的董事會成員出席。其中一位出席的董事會成員將主持會議。公眾還可以按照本通知底部所列的說明參加會議。

會議將於 **2025 年 1 月 20 日週一下午 6:00** 舉行。本次會議的主題是審議並執行以下事項：

採納關於召集債券選舉的命令



G. Taylor Goodall, Jr.,
Attorney for the District

Instructions for Accessing Meeting Held Via Videoconference:

The District has implemented procedures to allow members of the public to participate and address the Board of Directors during meetings held via videoconference. To participate in the meeting:

1. The videoconference link is: <https://tinyurl.com/HC105Jan2025>
2. All participants have the option of joining the meeting by videoconference using a computer or other internet capable device. If you are trying to join the videoconference via mobile device or tablet, you may need to download the Microsoft Teams mobile application. All public participants will automatically be muted. During the Public Comment portion of the meeting, participants may unmute their line to make a comment.
3. The agenda and Board packet is available at the following web site: <https://2618compliance.wordpress.com/board-meeting-packets/>
4. Audio and video of the meeting will be recorded.

Instrucciones para acceder a la asamblea celebrada por videoconferencia:

El Distrito ha implementado procedimientos para permitirles a los miembros del público participar y dirigirse a la Junta Directiva durante las asambleas celebradas por videoconferencia. Para participar en la reunión:

1. El enlace de la videoconferencia es: <https://tinyurl.com/HC105Jan2025>
2. Todos los participantes tienen la opción de unirse a la asamblea por videoconferencia utilizando una computadora u otro dispositivo con conexión a Internet. Si intenta unirse a la videoconferencia desde un dispositivo móvil o tableta, es posible que tenga que descargar la aplicación móvil de Microsoft Teams. Se silenciará automáticamente a todos los participantes del público. Durante el período de comentarios del público de la asamblea, los participantes pueden reactivar el micrófono de su línea para hacer un comentario.
3. El orden del día y el paquete de la Junta están disponibles en el siguiente sitio web: <https://2618compliance.wordpress.com/board-meeting-packets/>
4. Se grabarán el audio y el video de la asamblea.

Hướng dẫn Tham dự Phiên họp qua Hình thức Hội nghị Trực tuyến:

Cơ Quan đã triển khai các quy trình để tạo điều kiện thuận lợi cho công chúng tham gia và phát biểu ý kiến trước Ban Giám đốc trong các phiên họp dưới dạng hội nghị trực tuyến. Để tham gia cuộc họp:

1. Liên kết đến buổi họp dưới dạng hội nghị trực tuyến là: <https://tinyurl.com/HC105Jan2025>
2. Tất cả những người tham dự có thể lựa chọn tham gia cuộc họp dưới dạng hội nghị trực tuyến bằng máy tính hoặc thiết bị có kết nối Internet khác. Nếu sử dụng thiết bị di động hoặc máy tính bảng, quý vị có thể cần phải tải xuống ứng dụng Microsoft Teams. Tất cả công chúng tham dự sẽ được tự động tắt tiếng. Trong phần Phát biểu của Công chúng, người tham dự có thể bật tiếng mic để đưa ra bình luận.
3. Quý vị có thể tham khảo bộ tài liệu của Hội đồng và lịch trình nghị sự trên trang web sau đây: <https://2618compliance.wordpress.com/board-meeting-packets/>
4. Nội dung hình ảnh và âm thanh của cuộc họp sẽ được ghi lại.

參加視頻會議的說明:

本區已實施了各項程序，允許公眾人士在視頻會議期間參加會議並向董事會講話。若要參加會議：

1. 視頻會議鏈接是：<https://tinyurl.com/HC105Jan2025>
2. 所有參與者都可以選擇使用計算機或其他具有網絡功能的設備，通過視頻會議的形式加入會議。如果您嘗試通過移動設備或平板電腦參加視頻會議，則可能需要下載 Microsoft Teams 移動應用程序。所有公眾參與者將被自動靜音。在會議的公眾評論部分，參與者可以取消靜音發表評論。
3. 議程和董事會資料包可從以下網站獲得：
<https://2618compliance.wordpress.com/board-meeting-packets/>
4. 會議過程將被錄音和錄像。