

TIMBER LANE UTILITY DISTRICT
Minutes of Meeting of Board of Directors
September 8, 2022

The Board of Directors (“Board”) of Timber Lane Utility District (“District”) met at 1904 NapleCHASE Crest Drive, Spring, Harris County, Texas in the District, on September 8, 2022 in accordance with the duly posted notice of the meeting, with a quorum of Directors present, as follows:

Daniel M. Meacham, President
Robert B. Schenck, Vice President
James F. Messer, Secretary
A.F. “Bud” Gessel, Assistant Secretary
Eric Langstaff, Director

and the following was absent:

None.

Also present were Mark Cervantes, Jeff Vogler, Tammy Carby, Monica Peña, Bill Russell, Kayla Ray, Chase Eastland, Mark Ivy, Rae Delk, Suzanne Maas, Perry Miller, Brian Dunton, Dale Anzalone, Sergeant Brian Norton, Lt. Juan Flores, Sergeant Juvencio Ramos, Paulette Scott, Kurt Trauth, Jennifer B. Seipel, and Lori G. Aylett.

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

1. The meeting commenced with a recital of the Pledge of Allegiance.
2. There was no public comment.
3. The Board then considered the minutes of the meeting held on August 11, 2022. Upon motion duly made and seconded, the Board unanimously approved the minutes of the meeting as presented.
4. Harris County Precinct No. 4 Sergeant Juvencio Ramos presented a law enforcement report, copy attached. He presented the following crime statistics: one burglary of a habitation, six vehicle thefts, three assaults, 18 calls for family disturbances, 46 alarms, four reported runaways, five burglaries of a motor vehicle, 19 other thefts, two sexual assaults, zero juvenile disturbances, 61 suspicious vehicles, four phone harassments, two thefts of a habitation, zero robberies, eight criminal mischief calls, 53 other disturbances, 33 suspicious persons, and 1,094 other calls. Upon unanimous vote, the Board approved the law enforcement report as presented.
5. Brian Dunton with Ageint Security presented a proposal for the installation of a camera at a District lock box in the amount of \$2,444. After some discussion, upon motion duly made and seconded, the Board unanimously approved the proposal as presented.
6. Dale Anzalone on behalf of Flock Safety presented a proposal for services for the Board’s approval. These services include the installation of license plate reading cameras

throughout the District. Subject to that discussion, the Board approved the proposal with Flock Safety as presented and authorized the attorney to negotiate a contract.

7. Tammy Carby presented a tax assessor/collector's report, copy attached. The District's 2021 taxes are 97.50% collected as of August 31, 2022. There were nine checks and one wire transfer presented for approval. Upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

8. Chase Eastland presented a financial advisor's report and the Truth-in-Taxation calculations for the District's proposed 2022 tax rate. After a lengthy presentation, the Board adopted the attached resolution finding the District to be a "developing district". The District further authorized publication of the 2022 proposed tax rate of \$0.84, with \$0.51 attributable to debt service and \$0.33 attributable to maintenance and operations. A public hearing will be held on the proposed rate at the next regular meeting at the District's regular meeting place.

9. Lori Aylett noted the need to update the Tax Code Section 26.18 and Government Code 2051.202 compliance document, as the Board is considering a new tax rate for 2022. The Board authorized the attorney to update the document as required by law.

10. Jeff Vogler and Mark Cervantes presented the engineer's report, copy attached. As for the wastewater treatment facility expansion project, the engineer reported that design continues.

As for the wastewater treatment plant permit renewal, Mr. Cervantes confirmed that the requisite testing has been ordered, and the renewal will be submitted by November 18, 2022.

With respect to water plant no. 5, the final plat will be recorded after final plan approval.

As for the fire tower, the engineer presented the bids received and recommended award of the contract to McDonald Industrial in the amount of \$104,000, with Mr. David Vanna to provide certain materials and services in the amount of \$38,832.

With regard to the detention pond rehabilitation project in Cypress Terrace, Mr. Cervantes presented contracts with Division III for execution.

As for the 30-inch sanitary sewer line repair performed by Wright Solutions, the engineer presented and recommended approval of Pay Application No. 1 and Final in the amount of \$87,371.85.

The engineer also discussed with the Board a variety of other pending matters, including the Treaschwig Road expansion project, which he noted will include a bike lane.

After discussion, upon unanimous vote, the Board approved the engineer's report, including the pay applications and other requests for authorization, as presented.

11. The Board then considered the Joint Participation Agreement with Harris County related to improvements in Sandpiper Village. Following some discussion, the Board unanimously approved the agreement subject to review and approval of the appraisal referenced in the agreement.

12. Bill Russell presented a bookkeeper's report, copy attached. He noted that the District is in the second month of its new budget. Mr. Russell also noted that he received hundreds of pages of paperwork from the former operator related to deposit refund requests. Mr. Russell stated that it would take a significant amount of time to process the requests, but he and Ms. Ray are working to resolve the matter. Upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized payment of the checks listed thereon.

13. There was no developer's report.

14. Mark Ivy presented an operator's report, copy attached. He noted that the transition continues, noting that his office has received additional District records from its former operator.

The operator noted that the installation of a new payment drop box in the District is complete.

Mr. Ivy provided an update on the District's facilities, reporting that water plant no. 3 is scheduled to return online mid-month. He confirmed that the fence repair at lift station no. 3 is complete, and the fencing needed to make the repair at water plant no. 4 currently is being manufactured.

Upon unanimous vote, the Board approved the operator's report as presented.

15. Perry Miller presented a report on behalf of Champions Hydro-Lawn, noting that most of the District's drainage and detention facilities are in good shape. He also presented proposals for tree trimming (i) in Maple Terrace in the amount of \$3,350.00 and (ii) Arbor Trails in the amount of \$2,650.00. The Board unanimously approved both proposals.

16. There were no hearings on violations of District rules.

17. Director Gessel presented a report on the District's parks and recreational facilities, copy attached. He noted that a window at the Timber Lane Community Center was broken by Champions Hydro-Lawn, but they have agreed to pay for the repair. He noted that the District's Labor Day parade was a huge success, with a large number of people in attendance. He confirmed that the District would host its annual Veteran's Day lunch on November 11, 2022. Lastly, Director Gessel reported that the park restrooms have been vandalized with graffiti in recent weeks. Subject to that discussion, the Board approved the parks report as presented.

18. The Board considered an Interlocal Agreement with the Harris-Galveston Subsidence District for participation in the Water Wise program. Upon discussion, the Board unanimously approved the agreement as presented.

19. There were no rewards for citizen information.

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

Secretary