

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
Minutes of Special Meeting of Board of Directors
August 20, 2024

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 304 (the “District”) held a special meeting in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll was called of the duly constituted officers and members of said Board, as follows:

Sharon Mayo	-	President
Geri Scott	-	Vice President
Michael Garrett	-	Secretary
Larry Gene Allen Sr.	-	Director
LaFrances Moses	-	Director

All of said persons were present, except Director Moses, thus constituting a quorum.

Also present were Frank Mitchell and Joshua Zientek of Mitchell, Zientek & Scruggs, LLP (the “District’s Attorney” or “MZS”); Diondria Smith, administrator of the District Administrative Building; Juan Galvan, and various members of the public.

Director Mayo opened the meeting and called roll of the Board.

PUBLIC COMMENTS

Director Allen requested to make a motion to remove Director Garret from the Board. Director Mayo explained that this topic would be handled later in the meeting. The members of the public were then given an opportunity to address the Board. A resident explained that the Board should be familiar with the Texas Water Code and follow its requirements including posting of meeting minutes and requirements for director qualifications and removal. She also expressed concerns that legal counsel of the District being was not being utilized in compliance with the Texas Water Code.

Another resident expressed concerns that meetings are being held and not addressing the concerns of the tax payers, including water quality, wastewater treatment, and other areas of concern of the residents of the District.

Additionally, a resident addressed the Board and requested that the Public Comment section of the meeting be held later on the agenda before Executive Session. She also asked about posting of District financial information on the District’s website. Next, she asked about trash collection and whether residents were questioned regarding scheduling of collection days. Lastly, she advised that she believed the agenda was not posted for the required seventy-two (72) hours at the building.

Director Mayo explained that the District is renewing its contract with the trash collection vendor and negotiations are occurring quickly despite challenges with recent changes in the members of the Board. She also explained that polling the public would

lead to fewer opportunities for scheduling due to delays in because of surveying. She outlined the steps by which the Board makes decisions and calls public meetings. She explained that the Board will consider moving the Public Comments section to later in the meeting and it will be tried on a future agenda. Regarding website updates, she explained that a new website vendor was recently hired and would be working to update the website as soon as possible. Regarding water quality, she explained that the District is taking steps to improve water quality. Director Mayo advised that special meetings are called because unexpected, urgent items are occurring which necessitate special meetings. Mr. Mitchell advised that the agenda was properly noticed as required by the Texas Government Code. Director Mayo advised the marquis is not being utilized because Director Moses is the only one with access and she has not been in communication with the District.

CONSIDERATION OF REMOVAL ACTIONS AND/OR ACCEPTANCE OF RESIGNATIONS FROM BOARD MEMBERS

Mr. Mitchell reminded the Board of the results of an investigation that Director Moses had engaged in behavior which caused her to become disqualified as a Director under the Texas Water Code. Upon questions from the public, Director Mayo advised that Director Moses previously appointed her niece, who was a peace officer, to provide security at the District building. Director Mayo moved, and Director Garrett seconded, to remove Director Moses as a Director as required by the Texas Water Code, Section 49.052 and appoint a replacement. The motion passed 3-1 with Director Allen opposing. Director Allen vehemently stated that the Board did not have authority to remove Director Moses because she is an elected official. Due to continuously voicing his opinion and hindering the meeting by shouting, incessant interruptions, and disturbances, Director Allen was escorted out of the meeting by the Harris County Pct. 4 Constable's Office.

CONSIDER APPOINTMENT OF NEW BOARD MEMBERS TO FILL FACANCY ON THE BOARD

Mr. Mitchell advised that there were two (2) members of the public who the Board advised would like to be considered for appointment. Ms. Elise Byrd introduced herself and provided personal and professional information and explained how she felt she can help the District and contribute as a Board member. Ms. Monica Lewis introduced herself and also explained her background. She advised that she previously ran for the Board and explained why she feels she is qualified to serve on the Board. Ms. Sandra Ford introduced herself and addressed the Board and members of the public. She expressed concern that the public was not notified regarding the potential vacancy on the Board. She advised that she previously ran for the Board also and that she is disappointed in the direction the Board is taking and lack of decorum. She expressed a desire to serve on the Board.

Mr. Mitchell explained the process by which a new member can be appointed to a vacancy on the Board. Mr. Sandy Riley then expressed his concerns in the way the

meetings are proceeding and explained his platform from when he was running for the Board including transparency, accountability, and community involvement. He expressed concerns regarding the credibility of the Board by not being more transparent in the process by which candidates are being selected. Director Garrett then moved and Director Scott seconded to appoint Ms. Byrd to the vacant position. The motion passed 3-0 with Director Allen absent for the vote. Director Garrett then addressed the public about concerns related to his residency and offered his immediate resignation to the Board. Director Mayo moved to accept the resignation effective immediately. The motion was seconded by Director Scott and passed unanimously. Director Mayo then moved to appoint Ms. Ford to the additional vacant position. Director Scott seconded the motion which passed 3-0 with Director Allen absent for the vote. Director Allen then re-entered the meeting as allowed by law enforcement. Director Mayo moved to accept both new directors' oaths and paperwork. Director Scott seconded the motion which passed 4-1 with Director Allen opposing. Mr. Mitchell then advised that the District's Registration Form needed to be amended with the new changes. Director Mayo moved, and Director Scott seconded to authorize an update to the District Registration's Form. The motion passed 4-1 with Director Allen opposing. Mr. Mitchell then noted that due to the changes in Directors the Board needed to reconsider officer positions. Director Mayo then moved to appoint Director Ford as Secretary and Director Byrd as Assistant Secretary with the other positions remaining the same. The motion passed 4-1 with Director Allen opposing.

AUTHORIZATION FOR BOARD MEMBER(S) ATTENDANCE AT UPCOMING AWBD EVENT

Director Mayo moved to authorize director attendance at the upcoming AWBD educational event in Houston. The motion was seconded by Director Byrd and passed 4-1 with Director Allen opposing.

APPROVAL OF AMENDMENT TO GARBATE COLLECTION AGREEMENT TO ALTER DAYS OF PICKUP

Director Mayo provided an update on the collection schedule and advised that the public could be polled regarding scheduling. After there was no request for polling, Director Byrd moved to keep the same collection days, Monday and Thursday. The motion was seconded by Director Ford and passed 4-1 with Director Allen opposing.

CONSIDERATION AND APPROVAL OF NEEDED REPAIR ITEMS FROM GENERAL MANAGER'S REPORT

Director Mayo recommended deferring action to allow the new Board Members to become more familiar with the repair items.

EXECUTIVE SESSION

The Board did not enter Executive Session.

PENDING BUSINESS, MATTERS FOR FUTURE AGENDAS, AND SCHEDULE FOR
UPCOMING MEETINGS, ADJOURNMENT

There were no additional items requested at this time. Director Moses

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Approved this 25th day of September, 2024.

/s/Sandra Ford
Secretary, Board of Directors



LIST OF EXHIBITS

Exhibit A - Sign-in Sheet