

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

May 11, 2022

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 147 (the "District") met in regular session, open to the public, on the 11th day of May, 2022, at 777 North Eldridge Parkway, Suite 500, Houston, Texas 77079 outside the boundaries of the District, and the roll was called of the members of the Board:

David E. Bugyi	President
Kay L. Pugh	Vice President
Michelle Miller	Secretary
Lynea Gallagher	Assistant Secretary
Vacant	Assistant Vice President

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

Also present at the meeting were Jolie Craft and Norm Scholes of Vogler & Spencer Engineering, Inc. ("V&S"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Nico Steen of District Data Services, Inc. ("District Data"); Clay Brandenburg of Inframark Water & Infrastructure Services ("Inframark"); and Whitney Higgins and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the April 13, 2022, regular meeting and the minutes of the April 11, 2022, special meeting. After review and discussion, Director Pugh moved to approve the minutes of the April 13, 2022, regular meeting, and the minutes of the April 11, 2022, special meeting, as submitted. Director Miller seconded the motion, which passed unanimously.

COMMENTS FROM THE PUBLIC

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

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Steen reviewed the bookkeeper's report, including the District's investments, a budget comparison, and a list of checks presented for approval, a copy of which is attached. Discussion ensued. Following review and discussion, Director Miller moved

to approve the bookkeeper's report and authorize payment of the District's bills. Director Gallagher seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

The Board discussed the District's Travel Reimbursement Guidelines (the "Guidelines") in connection with the upcoming AWBD summer conference, and discussion ensued. Following discussion, Director Pugh moved to authorize up to four per diems, three hotel nights, and \$60.00 a day for meals for each director attending the AWBD summer conference all to be submitted in accordance with the District's Guidelines. Director Gallagher seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez reviewed the tax assessor/collector's report, including the list of top delinquent taxpayers, a copy of which is attached. Discussion ensued. After review and discussion, Director Pugh moved to (1) approve the tax assessor/collector's report and payment of the tax bills; and (2) authorize BLI to turn over the delinquent taxes, subject to reviewing the three accounts, as discussed. Director Gallagher seconded the motion, which passed unanimously.

REPORT ON LIST OF COMMERCIAL BUSINESSES WITHIN THE DISTRICT

Ms. Rodriguez updated the Board on commercial businesses within the District.

SALE OF SERIES B GROUNDWATER CREDITS

Ms. Higgins reported that no inquiries were received regarding the sale of Series B groundwater credits.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE

The Board reviewed the operator's report, a copy of which is attached, including the status of District maintenance and repair items.

Mr. Brandenburg updated the Board on the jockey pump replacement at the water plant. He stated that it should be replaced in the next couple of weeks.

Mr. Brandenburg reviewed one abandoned account with an outstanding balance in excess of \$25.00, and requested authorization to turn over the account to the collection agency to pursue collection.

Mr. Brandenburg reviewed the 2021 Consumer Confidence Report ("CCR") with the Board, a copy of which is attached. He inquired whether the Board would like to continue to electronically disseminate the CCR.

The Board discussed damage caused by AT&T and their contractors in the District while fiber optic lines were being installed. Discussion ensued.

The Board discussed the message on the monthly utility bill. Mr. Brandenburg stated that the notice regarding keeping the water meter lids to the meter box accessible is currently on the utility bill. Following discussion, the Board concurred to add a message regarding water conservation.

The Board discussed the possibility of installing additional District signs in Wingate.

Mr. Brandenburg stated that the sanitary sewer line televising inspections will begin in June.

Mr. Brandenburg updated the Board on Harris County Municipal Utility District No. 120 ("HCMUD120") matters. Discussion ensued.

The Board discussed high utility users for the month. The Board then considered terminating utility service to customers with delinquent accounts. Mr. Brandenburg reviewed a list of delinquent customers and noted the customers appearing on the termination list were given proper notice and an opportunity to explain, contest, or correct the utility service bills and show reason why utility service should not be terminated for reason of nonpayment, all as required by the District's Rate Order.

Following review and discussion, Director Miller moved to (1) approve the operator's report; (2) authorize Inframark to turn over the account with an outstanding balance in excess of \$25.00 to the collection agency; (3) approve the CCR and authorize the operator to deliver the CCR and file the certificate of delivery with the Texas Commission on Environmental Quality ("TCEQ"); (4) authorize Inframark to electronically disseminate the CCR to residents; and (5) authorize termination of service to the delinquent accounts presented if payment is not received prior to scheduled termination since none of the residents on the termination list were either present at the meeting or presented any statement on the matter, in accordance with procedures set forth in the District's Rate Order. Director Pugh seconded the motion, which passed unanimously.

AMEND RATE ORDER

The Board considered amending the Amended Rate Order to add a table for discharge limitations and monitoring requirements for collection system discharge in

the system. Following review and discussion, Director Pugh moved to adopt the Amended Rate Order. Director Gallagher seconded the motion, which passed unanimously.

The Board discussed the Chelford City Regional Wastewater Treatment Plant meetings.

DISCUSS EMERGENCY MESSAGING SYSTEM, AND AUTHORIZE ACTION, IF NECESSARY

The Board discussed the possibility of utilizing an emergency messaging system for District correspondence.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this item.

ENGINEER'S REPORT

The Board reviewed the engineer's report, a copy of which is attached.

Ms. Craft updated the Board on the status of Chelford City Regional Wastewater Treatment Plant operations and maintenance.

Ms. Craft updated the Board on the status of a Notice of Violation from the TCEQ. She stated that V&S received a detailed letter from the TCEQ providing the next steps for remedying the violation.

Ms. Craft updated the Board on the retesting of the water well.

Ms. Craft updated the Board on the recoating of the water plant. She stated that the one-year warranty expires in September 2022.

Ms. Craft stated that the next GIS system update will be released in June.

Ms. Craft updated the Board on the recoating of the lift station and reviewed and recommended approval of Pay Estimate No. 1 and Final in the amount of \$16,500.00, payable to CFG Industries. Ms. Craft also presented a Certificate of Completion and Acceptance and recommended the Board accept the project.

Ms. Craft updated the Board on HCMUD120 matters and stated that they are completing an emergency repair on the main line between Wingdale and Pfeiffer Drive. Ms. Craft reviewed the proposal for repair provided by HCMUD120's engineer for a cost of \$78,534.75 and noted that per the Amended and Restated Joint Utilities Agreement, between the District and HCMUD120, the cost of the emergency repair is to

be shared equally between the District and HCMUD120. She stated that a pre-construction meeting was held last month.

Following review and discussion, Director Pugh moved to (1) approve the engineer's report; and (2) based on the engineer's recommendation, to approve Pay Estimate No. 1 and Final in the amount of \$16,500.00, and to accept the project. Director Miller seconded the motion, which passed unanimously.

RESIDENT ACCESS REQUEST

The Board considered approving a Right of Entry and Indemnification Agreement for the property owner at 36396 Vineyard Drive for foundation repairs on the property owner's home that must be accessed through District property. Discussion ensued. Following review and discussion, Director Miller moved to approve the Right of Entry and Indemnification Agreement, subject to receipt of the required deposit, and direct that the Agreement be filed appropriately and retained in the District's official records. Director Gallagher seconded the motion, which passed unanimously.

MAINTENANCE OF PARK AND RECREATIONAL FACILITIES, INCLUDING REFLECTION PARK

The Board discussed the maintenance of Reflection Park.

Director Bugyi then updated the Board on the initial cleanup of Reflection Park. He stated that he will request proposals for testing the irrigation system and installing a fence around the perimeter of the park.

ATTORNEY'S REPORT

There was no discussion on this item.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS REGARDING CORRESPONDENCE AND/OR REPORTS RECEIVED DURING THE MONTH

There was no discussion on this item.

APPOINTMENT OF A NEW DIRECTOR

There was no discussion on this item.

2022 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the re-election of David Bugyi and Michelle Miller and the reappointment of Lynea Gallagher to the Board of Directors of the District each for a four-year term of office.

The Board reviewed the Sworn Statements, Official Bonds and Oaths of Office for David Bugyi, Michelle Miller, and Lynea Gallagher.

After review and discussion, Director Pugh moved that the Board (1) approve the Certificate of Election and the distribution of same to Directors Bugyi and Miller and direct that the Certificate of Election be filed appropriately and retained in the District's official records; and (2) approve the Sworn Statements, Official Bonds and Oaths of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oath of Office be filed with the Secretary of State, as required by law. Director Miller seconded the motion, which passed unanimously.

RE-ORGANIZE THE BOARD OF DIRECTORS

The Board concurred to retain the current positions on the Board of Directors.

AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

Ms. Higgins stated the District Registration Form must be filed with the TCEQ to show the new slate of officers. After discussion, Director Pugh moved to authorize ABHR to file the District Registration Form with the TCEQ. Director Miller seconded the motion, which passed unanimously.

OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT TRAINING REQUIREMENTS

Ms. Higgins next reviewed a memorandum regarding Texas Open Meetings Act and Public Information Act training requirements for Directors.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Higgins reviewed with the Board legislation enacting Chapter 176 of the Texas Local Government Code, which requires directors and consultants to disclose certain conflicts of interest. Ms. Higgins reviewed with the Board the forms adopted by the Texas Ethics Commission for making disclosures under Chapter 176 and noted that the forms are required to be filed with the records administrator for the District.

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




Secretary, Board of Directors

ACTION LIST

1. Bookkeeper will research what costs are billed to the utility line item in the budget.
2. Bookkeeper will add a separate line item for the cost of the damage caused by AT&T.
3. Operator will contact HCMUD120 regarding District matters.
4. Operator will obtain examples of messages that go out to District residents on an emergency messaging system.
5. Director Bugyi will bring proposals for Reflection Park at the next meeting.

LIST OF ATTACHMENTS TO MINUTES

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