

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

July 13, 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 13th day of July, 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 except Director Gallagher, thus constituting a quorum.

Also present at the meeting were Jolie Craft of Vogler & Spencer Engineering, Inc. ("V&S"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Stephanie Viator of District Data Services, Inc. ("District Data"); Clay Brandenburg of Inframark Water & Infrastructure Services ("Inframark"); and Lynea Gallagher who dialed in telephonically as a member of the public; and Whitney Higgins and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the June 8, 2022, regular meeting and the minutes of the June 13, 2022, special meeting. After review and discussion, Director Miller moved to approve the minutes of the June 8, 2022, regular meeting, and the minutes of the June 13, 2022, special meeting, as submitted. Director Pugh 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. Viator 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.

Ms. Viator then reviewed a draft budget for the fiscal year ending September 30, 2023, a copy of which is included in the bookkeeper's report. Discussion ensued.

Following review and discussion, Director Pugh moved to approve the bookkeeper's report and authorize payment of the District's bills. Director Miller seconded the motion, which passed unanimously.

Ms. Viator discussed with the Board District payments to Chelford City Regional Wastewater Treatment Plant ("CCRWTP"). Discussion ensued regarding establishing a positive pay system with Central Bank to safeguard against possible check fraud. Ms. Viator noted that the cost would be \$25.00 per month. Following review and discussion, Director Bugyi moved to authorize District Data to request a positive pay system with Central Bank for a cost of \$25.00 per month, subject to approval of related agreements. Director Pugh seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT THE AWBD WINTER CONFERENCE

The Board then discussed the AWBD summer conference. Ms. Viator noted the expenses were submitted in accordance with the District's travel guidelines. Following review and discussion, Director Pugh moved to (1) approve reimbursement of eligible expenses for the summer conference; and (2) authorize all interested directors to attend the AWBD winter conference. Director Miller 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 Miller moved to approve the tax assessor/collector's report and payment of the tax bills. Director Pugh seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

Ms. Higgins discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2022 tax year.

Following review and discussion, Director Pugh moved to adopt a Resolution Regarding Development Status for 2022 Tax Year establishing the District as a Developed district for the 2022 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Miller 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 discussed work performed by Inframark throughout the District. Discussion ensued regarding the generator at the water plant.

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

The Board discussed the message on the monthly utility bill. Mr. Brandenburg stated that the notice regarding the Consumer Confidence Report is currently on the utility bill. Following discussion, the Board concurred to add a message regarding reporting water leaks.

Mr. Brandenburg update the Board on Phase 4 sanitary sewer rehabilitation. Discussion ensued.

Mr. Brandenburg updated the Board on the jockey pump replacement at the water plant and stated that it is complete.

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.

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; and (3) 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.

DISCUSS EMERGENCY MESSAGING SYSTEM, AND AUTHORIZE ACTION, IF NECESSARY

There was no discussion on this item.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS ("WHCRWA")

The Board reviewed correspondence from the WHCRWA regarding Drought Contingency matters, a copy of which is attached.

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 CCRWTP and maintenance.

Ms. Craft updated the Board on the Phase 4 sanitary sewer rehabilitation. Discussion ensued regarding a potential repair located at 3919 Vineyard Drive and Ms. Craft reviewed a proposal from Texas Hot Taps for a cost of \$5,841.90, a copy of which is attached to the engineer's report. Following review and discussion, Director Pugh moved to approve the proposal from Texas Hot Taps for a cost of \$5,841.90. Director Miller seconded the motion, which passed unanimously.

Ms. Craft then presented and discussed a Water Line and Meter Easement requested by the WHCRWA in connection with a WHCRWA water line project. A copy of the letter from WHCRWA and the proposed easement is included in the engineer's report. Discussion ensued. Following review and discussion, the Board concurred to table this matter and discuss it further at a future meeting.

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

Ms. Craft updated the Board on the recoating of the lift station and the replacement of the vent pipe.

Ms. Craft updated the Board on Harris County Municipal Utility District No. 120 ("HC120") matters and stated that HC120 is completing an emergency repair on the main line between Wingdale and Pfeiffer Drive.

Following review and discussion, Director Miller moved to approve the engineer's report. Director Pugh 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 stated that he will request proposals for testing the irrigation system and installing a fence around the perimeter of the park.

ATTORNEY'S REPORT

Ms. Higgins reviewed correspondence received from Acclaim Energy regarding a request to add an item to the August agenda regarding future electric contracts. Discussion ensued and the Board concurred to invite Acclaim Energy to come speak under Public Comments.

SECOND AMENDMENT TO THE AMENDED AND RESTATED JOINT UTILITIES AGREEMENT

There was no discussion on this item.

INTERLOCAL AGREEMENT WITH HARRIS-GALVESTON SUBSIDENCE DISTRICT

The Board discussed participation in the Harris-Galveston Subsidence District ("HGSD") Water Wise Program for the 2022-2023 school year. After review and discussion, the Board concurred not to participate in the HGSD Water Wise Program for the 2022-2023 school year.

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

The Board discussed the appointment of a new Director.

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 request a positive pay system with Central Bank.
2. Operator will contact manufacturer regarding parts for the generator at the water plant.
3. Director Bugyi will bring proposals for Reflection Park at the next meeting.

LIST OF ATTACHMENTS TO MINUTES

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