

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

November 9, 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 9<sup>th</sup> day of November, 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 Taylor Reed of Vogler & Spencer Engineering, Inc. ("V&S"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Angela Airies 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 October 12, 2022, regular meeting. After review and discussion, Director Gallagher moved to approve the minutes of the October 12, 2022, regular 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. Airies 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. After review and discussion, Director Pugh

moved to approve the bookkeeper's report and authorize payment of the District's bills. 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 Miller moved to approve the tax assessor/collector's report and payment of the tax bills. Director Gallagher seconded the motion, which passed unanimously.

#### REPORT ON LIST OF COMMERCIAL BUSINESSES WITHIN THE DISTRICT

There was no discussion on this item.

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

The Board discussed work performed by Inframark throughout the District. Discussion ensued.

Mr. Brandenburg reviewed three abandoned accounts 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 the message on the monthly utility bill. Mr. Brandenburg stated that the current message is the notice regarding reporting water leaks and checking for water accountability. Following discussion, the Board concurred to keep the message regarding reporting water leaks and checking for water accountability.

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 Pugh moved to (1) approve the operator's report; (2) authorize Inframark to turn over the accounts 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 Miller 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 discussed WHCRWA matters and industry seminars.

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 ("CCRWTP") operations and maintenance.

Ms. Craft updated the Board on the Phase 4 sanitary sewer rehabilitation and stated that V&S is reviewing the inspection videos. Discussion ensued regarding the repair located at 3919 Vineyard Drive.

Ms. Craft stated that West Harris County Municipal Utility District No. 4 is no longer on interconnect and that the repair is complete.

Ms. Craft reviewed a municipal setting designation certificate received from the Texas Commission on Environmental Quality ("TCEQ"), a copy of which is attached to the engineer's report.

Ms. Craft updated the Board regarding potential development on a tract located in the District. Discussion ensued.

Mr. Reed discussed the possible expansion of the CCRWTP to increase the capacity for a potential 17.857-acre tract that is requesting to be annexed into Chelford City Municipal Utility District. Discussion ensued.

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

Ms. Craft updated the Board on the recoating of the water plant and stated that the warranty inspection was completed in August. Ms. Craft noted that the next well performance test is scheduled for March 2023.

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

Ms. Craft updated the Board on Harris County Municipal Utility District No. 120 ("HCMUD120") matters and stated that they have completed an emergency repair on the main line between Wingdale and Pfeiffer Drive. Ms. Craft stated that the total cost for the repair is \$33,942.00 and noted that per the Amended and Restated Joint Utilities Agreement, between the District and HCMUD120, that the total cost for the emergency repair is to be shared equally between the District and HCMUD120.

Following review and discussion, Director Gallagher 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 installing a fence around the perimeter of the park.

#### ATTORNEY'S REPORT

Ms. Higgins updated the Board regarding public information requests.

#### SECOND AMENDMENT TO THE AMENDED AND RESTATED JOINT UTILITIES AGREEMENT

Ms. Higgins reminded the Board about correspondence received from HCMUD120 regarding missing payments pursuant to the Amended and Restated Joint Utilities Agreement. Ms. Higgins noted that payments had not been made to HCMUD120 since 2013 but have since been paid. Ms. Higgins then presented a Second Amendment to the Amended and Restated Joint Utilities Agreement reflecting for the District to remit payments on a monthly basis versus annually to HCMUD120. Discussion ensued. Following review and discussion, Director Pugh moved to approve the Second Amendment to the Amended and Restated Joint Utilities Agreement. Director Gallagher seconded the motion, which passed unanimously.

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

There were no other reports.

APPOINTMENT OF A NEW DIRECTOR

The Board discussed the appointment of a new Director.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS  
GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH  
ATTORNEY

The Board did not convene in executive session.

CONSULTANT REVIEW OF ENGINEER

The Board conducted a consultant review of the engineer.

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



  
Secretary, Board of Directors

ACTION LIST

1. Infamark will provide the maintenance at Reflection Park.
2. Director Bugyi will bring proposals for Reflection Park at the next meeting.

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