

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 183**  
**Minutes of Meeting of Board of Directors**  
**November 22, 2022**

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 183 (the "District") met in regular session, open to the public on November 22, 2022, in accordance with the duly posted notice of public meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Rudy Alvarado, President  
Anthony (Jerry) Langley, Vice President  
Chad Vowell, Secretary  
Robert Pollard, Assistant Secretary  
Daniel Mushen, Assistant Secretary

all of whom were present, except Director Vowell, thus constituting a quorum.

Also present was Pam Madrigal of Quiddity Engineering, LLC ("Quiddity"); Jorge Diaz of McLennan & Associates ("McLennan"); Lina Loaiza of Bob Leared Interests, Inc. ("Leared"); Kyle Donham of Si Environmental, LLC ("SE"); and Gina Free and Sabrina Johnston of Schwartz, Page & Harding, L.L.P. ("SPH").

Following the roll call, the President called the meeting to order and declared it open for such business as might regularly come before the Board.

**PUBLIC COMMENTS**

The Board deferred consideration of public comments after noting that no member of the public were in attendance.

**APPROVAL OF MINUTES**

The Board considered approval of the minutes of the Board meeting held on October 25, 2022. Following discussion, Director Mushen moved that the minutes of said meeting be approved, as written. Director Pollard seconded said motion, which unanimously carried.

**BOOKKEEPER'S REPORT**

Mr. Diaz presented to and reviewed with the Board the Bookkeeper's Report, dated November 22, 2022, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment from the District's various accounts, and the District's Investment Report for the period ended October 31, 2022.

There was next a discussion regarding the District's compliance with Texas Government Code, Chapter 2265, relative to energy reporting requirements. In that regard, Mr. Diaz presented

and reviewed with the Board an Energy Report for the District for the reporting period November 1, 2021 through October 31, 2022, a copy of which is attached to the Bookkeeper's Report.

Following review, Director Mushen moved that (i) the Bookkeeper's Report be approved, and the disbursements identified therein be approved for payment, except check no. 10573, which was voided, (ii) the Investment Report for the reporting period ended October 31, 2022, be approved and the District's Investment Officers be authorized to execute same on behalf of the Board and the District, and (iii) the District's Energy Report be approved as presented. Director Pollard seconded said motion, which carried unanimously.

### **CONTINUING DISCLOSURE REPORT**

The Board deferred consideration of the annual continuing disclosure report related to the District's outstanding bonds after noting that no report was received from McCall, Parkhurst & Horton, L.L.P., the District's disclosure counsel.

### **TAX ASSESSOR-COLLECTOR'S REPORT**

Ms. Loaiza reviewed the Tax Assessor-Collector's Report for the month of October 2022, a copy of which is attached hereto as **Exhibit B**, including the disbursements presented for payment from the District's Tax Account. After discussion, Director Mushen moved that the Tax Assessor-Collector's Report be approved and the disbursements identified therein be approved for payment from the District's Tax Account. Director Pollard seconded said motion, which carried unanimously.

### **DELINQUENT TAX COLLECTIONS ATTORNEY'S REPORT**

The Board deferred consideration of a Delinquent Tax Collections Attorney's Report after noting that no report was received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

### **ENGINEER'S REPORT; RATE ORDER**

Ms. Madrigal presented to and reviewed with the Board the Engineer's Report dated November 17, 2022, a copy of which is attached hereto as **Exhibit C**, relative to the status of various projects within the District. In connection therewith, she presented to and reviewed with the Board a Final Summary of Costs for Bond Application Report No. 8 ("BAR No. 8"), a copy of which is included with the Engineer's Report. Ms. Madrigal further advised the Board of the status of BAR No. 8. In connection therewith, Ms. Free then presented an Order Authorizing Application to the Texas Commission on Environmental Quality ("TCEQ") for Approval of Project and Bonds, which is attached hereto as **Exhibit D**.

Ms. Madrigal next presented to and reviewed with the Board a scope memorandum regarding the annual water plant inspection, a copy of which is included with the Engineer's Report.

Ms. Madrigal next advised the Board that the West Harris County Regional Water Authority ("WHCRWA") surface water fee will increase to \$4.35 per 1,000 gallons of water metered, effective January 1, 2023. She then advised that Quiddity recommends that the Board amend the District's Rate Order to increase the WHCRWA's surface water fee charged to customers to \$4.84 per 1,000 gallons of water metered, effective January 1, 2023.

Following discussion, Director Mushen moved to (i) approve the Order Authorizing Application to the TCEQ for Approval of Project and Bonds, and authorize the President and Secretary to execute same on behalf of the Board and the District, (ii) authorize Quiddity to perform the annual water plant inspection in accordance with the scope memorandum presented, and (iii) amend the District's Rate Order as recommended by Quiddity to be effective January 1, 2023, and revoke any and all Rate Orders heretofore adopted. Director Pollard seconded said motion, which carried unanimously. A copy of the Rate Order thus approved is attached hereto as **Exhibit E**.

The Board next considered the proposed annexation of a 31 acre tract located west of Barker Cypress Road and south of and adjacent to Gummert Road (the "Subject Tract"). In connection therewith, Ms. Free presented to and reviewed with the Board a Development, Financing and Annexation Agreement (the "Development Agreement") between the District and Texas Tree Depot ("TTD"), attached hereto as **Exhibit F**. Following discussion, Director Mushen moved to approve the Development Agreement and authorize the President and Secretary to execute same on behalf of the Board and the District.

### **UTILITY COMMITMENT LETTERS**

The Board next considered requests for utility commitment letters. It was determined that this matter was previously discussed during the Engineer's Report.

### **OPERATIONS AND MAINTENANCE REPORT**

Mr. Donham presented to and reviewed with the Board the Operations and Maintenance Report for the month of October 2022, a copy of which is attached hereto as **Exhibit G**. In connection therewith, he presented to and reviewed with the Board a notice received from the WHCRWA advising the District that Stage 1 Drought Conditions have been lifted, effective November 15, 2022, a copy of which is included with the Operations and Maintenance Report. Following discussion, Director Pollard moved to authorize SE to terminate the District's implementation of Stage 1 and to remove all drought signage. Director Mushen seconded said motion, which carried unanimously.

Mr. Donham next advised the Board of an appeal received from a customer requesting an adjustment to the water bills for the months of August, September, and October 2022. Following discussion, Director Langley moved to authorize SE to reduce the customer's bill to reflect 19,000 gallons of usage in connection with the District's fees for September and October 2022, while maintaining the customer's full usage in connection with the fees charged by the WHCRWA. Director Alvarado seconded said motion, which carried unanimously.

The Board next discussed termination of delinquent accounts during the holidays. Following discussion, Director Alvarado moved to suspend termination of delinquent accounts until January 2023. Director Langley seconded said motion, which carried unanimously.

### **DISCUSSION REGARDING THE PROPOSED ADMINISTRATIVE BUILDING**

The Board next considered the status of the proposed administrative building. Following discussion, it was determined that no action was necessary in connection with the proposed administration building at this time.

### **SECURITY REPORT**

Ms. Free presented the security report to the Board, a copy of which is attached hereto as **Exhibit H**.

### **ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Ms. Free reported that all political subdivisions with the power of eminent domain, including the District, are required to file an annual eminent domain report by February 1st of each year with the Texas Comptroller of Public Accounts (the "Comptroller"). After discussion, it was moved by Director Alvarado, seconded by Director Langley and unanimously carried, that the Board authorize SPH to file the annual eminent domain report with the Comptroller on behalf of the District by February 1, 2023.

Ms. Free next presented to and reviewed with the Board an Annual Disclosure provided by Masterson Advisors LLC regarding its annual disclosure requirements pursuant to the Municipal Securities Rulemaking Board Rule G-10, a copy of which is attached hereto as **Exhibit I**.


### **FUTURE AGENDA ITEMS**

The Board did not request any items be place on future agendas other than those already discussed and regular, on-going items.

### **ADJOURNMENT**

There being no further business to come before the Board, upon motion made by Director Langley, seconded by Director Pollard, and unanimously carried, the meeting was adjourned.



  
Assistant Secretary, Board of Directors

**Harris County Municipal Utility District No. 183  
EXHIBITS**

- Exhibit A Bookkeeper's Report
- Exhibit B Tax Assessor-Collector Report
- Exhibit C Engineer's Report
- Exhibit D Order Authorizing Application to the TCEQ for Approval of Project and Bonds
- Exhibit E Rate Order effective January 1, 2023
- Exhibit F Development, Financing and Annexation Agreement
- Exhibit G Operations and Maintenance Report
- Exhibit H Security Report
- Exhibit I MSRB Rule G-10 Letter presented by Masterson Advisors LLC

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