

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

December 14, 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 14th day of December, 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 in person or by telephone 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 Whitney Higgins and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the November 9, 2022, regular meeting and the minutes of the November 14, 2022, special meeting. After review and discussion, Director Gallagher moved to approve the minutes of the November 9, 2022, regular meeting and the minutes of the November 14, 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. Discussion ensued. After 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

The Board discussed fees of office and expenses in connection with the Association of Water Board Directors winter conference.

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 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 discussed work performed by Inframark throughout the District. 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.

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 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 add a message regarding cold weather tips.

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 Gallagher 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 Notice of Increased Fees, Notice of Withdrawal of Stage 1 Drought Conditions, and a letter regarding surface water conversion, copies of which are attached. Discussion ensued regarding surface water conversion matters.

The Board discussed adding a potential message to the monthly utility bill regarding the increased fees from the WHCRWA.

ENGINEER'S REPORT; AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING SERVICES

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 presented an Agreement Providing for CCRWTP Service Area Expansion ("CCRWTP Expansion Agreement") to increase the service area to include the proposed annexation of a 17.857-acre tract into Chelford City Municipal Utility District ("CCMUD"), which CCMUD anticipates will be developed as an apartment complex. Following review and discussion, Director Pugh moved to approve the

CCRWTP Expansion Agreement. Director Gallagher seconded the motion, which passed unanimously.

Ms. Craft updated the Board on the Phase 4 sanitary sewer rehabilitation and stated that V&S has reviewed the inspection videos. She noted that the preliminary estimated cost of repairs is \$87,000.00. Discussion ensued. Ms. Craft then requested the Board authorize her to begin preparing the plans for repairs.

The Board discussed the repair located at 3919 Vineyard Drive.

The Board discussed damage caused by AT&T and their contractors in the District while fiber optic lines were being installed. Ms. Craft noted that AT&T has been notified of the total amount of damages owed to the 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 noted that the next well performance test is scheduled for March 2023.

Ms. Craft stated that the next GIS system update will be released following today's meeting.

Ms. Craft stated that she is working on a five-year Capital Improvements Plan.

Ms. Higgins updated the Board on Harris County Municipal Utility District No. 120 ("HCMUD120") matters.

Ms. Craft reviewed proposed billing rate changes for 2023 from V&S, a copy of which is attached to the engineer's report. Discussion ensued. Following review and discussion Director Gallagher moved to approve the rate changes, as submitted. Director Pugh seconded the motion, which passed unanimously.

Following review and discussion, Director Pugh moved to (1) approve the engineer's report; and (2) authorize the engineer to begin preparing the plans for the Phase 4 sanitary sewer rehabilitation repairs. 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.

ATTORNEY'S REPORT

The Board discussed holding a special meeting on February 1, 2023, to discuss the budget and rate order.

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

The Board discussed procedures for boil water notices.

Director Bugyi discussed correspondence received from Wingate homeowners association regarding security patrolling in the District and HCMUD120. Discussion ensued.

APPOINTMENT OF A NEW DIRECTOR

The Board discussed the appointment of a new Director.

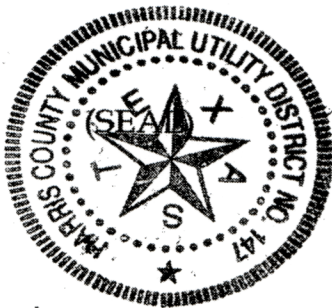
EMINENT DOMAIN

Ms. Higgins stated that ABHR has filed the District's annual eminent domain authority status filing with the Texas Comptroller of Public Accounts pursuant to Senate Bill 1812.

CONSULTANT REVIEW OF BOOKKEEPER

The Board conducted a consultant review of the bookkeeper.

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



A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Secretary, Board of Directors

ACTION LIST

1. Operator will investigate adding bill messages to the online payment portal.
2. Operator and engineer will work together on the repairs on the Phase 4 sanitary sewer rehabilitation.
3. Inframark will conduct a manhole inspection.
4. Bookkeeper will amend the budget to reflect the new billing rates for V&S.
5. Director Bugyi will bring proposals for Reflection Park at the next meeting.

LIST OF ATTACHMENTS TO MINUTES

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