

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

February 8, 2023

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 8<sup>th</sup> day of February, 2023, 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 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 January 11, 2023, regular meeting and the minutes of the January 9, 2023 and February 1, 2023, special meetings. After review and discussion, Director Gallagher moved to approve the minutes of the January 11, 2023, regular meeting and the minutes of the January 9, 2023 and February 1, 2023, special meetings, 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. 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.

The Board discussed the Association of Water Board Directors ("AWBD") winter conference. Ms. Viator noted the expenses were submitted in accordance with the District's travel guidelines.

The Board conducted its annual review of the District's Investment Policy, and Ms. Higgins stated that neither ABHR nor the bookkeeper have any recommended changes.

Ms. Higgins reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She stated the District's bookkeeper has provided an updated list of qualified broker/dealers with whom the District may engage in investment transactions as an exhibit to the Resolution.

After review and discussion, Director Gallagher moved to (1) approve the bookkeeper's report and authorize payment of the District's bills; (2) approve reimbursement of eligible expenses for the winter conference; (3) adopt a Resolution Regarding Annual Review of Investment Policy; (4) adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; and (5) direct that the Resolutions be filed appropriately and retained in the District's official records. Director Miller seconded the motion, which passed unanimously.

Director Miller then moved to authorize all interested directors to attend the AWBD summer conference. 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 Pugh seconded the motion, which passed unanimously, with Director Gallagher absent for the vote.

#### RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board discussed the District's tax rate exemptions, and the Board considered adopting a Resolution Concerning Exemption from Taxation (the "Resolution"). Ms. Higgins stated the District currently offers a \$10,000 exemption for individuals who are disabled or 65 years of age or older. After review and discussion, Director Gallagher moved to adopt the Resolution exempting from ad valorem taxation by the District \$10,000 of the appraised value of residence homesteads of individuals who are disabled or 65 years of age or older and rejecting the general homestead exemption, and direct

that the Resolution be filed appropriately and retained in the District's official records. Director Pugh 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 three abandoned accounts with an outstanding balance in excess of \$25.00, and requested authorization to turn over the accounts 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.

Mr. Brandenburg discussed a resident request for a credit on their account. He stated that Inframark denied the request in accordance with the District policy. Discussion ensued, and the Board concurred to agree with Inframark's denial of the request.

Mr. Brandenburg then discussed a resident request for a 12-month payment plan. Discussion ensued.

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; (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; and (4) approve the resident's request for a 12-month payment plan. Director Miller seconded the motion, which passed unanimously.

The Board discussed the message on the monthly utility bill. Mr. Brandenburg stated that the current message is the notice regarding cold weather tips. Following discussion, the Board concurred to keep the message regarding cold weather tips for one more month. The Board then discussed adding a message regarding the increased water rates on the monthly utility bill. Following review and discussion, Director Gallagher moved to add a message to the monthly water bill regarding the increased water rates. 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.

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 preparing the plans for repairs.

Ms. Craft stated that she received a capacity request regarding a potential multi-family apartment community to be built in the District and reported that she responded to the requester. Discussion ensued.

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.

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 next month.

Ms. Craft reported that a request was sent to Harris County Flood Control District to repair or replace a rusted outfall pipe adjacent to Reflection Park.

Following review and discussion, Director Pugh moved to approve the engineer's report. 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

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.

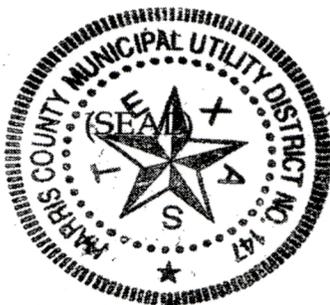
APPOINTMENT OF A NEW DIRECTOR

There was no discussion on this item.

CONSULTANT REVIEW OF ATTORNEY

The Board conducted a review of the Attorney.

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



  
Secretary, Board of Directors

## ACTION LIST

1. Operator and engineer will work together on the repairs on the Phase 4 sanitary sewer rehabilitation.
2. Engineer will research the integrity of the sewer lines in the District.

LIST OF ATTACHMENTS TO MINUTES

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