

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

April 12, 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 12th day of April, 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 Kirt Rimpela and Mohsen Kariminia, residents of the District; Jolie Craft 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 and Randy Davila 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 March 8, 2023, regular meeting and the minutes of the March 13, 2023, special meeting. After review and discussion, Director Pugh moved to approve the minutes of the March 8, 2023, regular meeting and the minutes of the March 13, 2023, special meeting, 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.

Mr. Rimpela introduced himself and stated he is interested in learning more about the District and possibly serving on the Board.

Mr. Kariminia then introduced himself and discussed concerns with his utility account. He requested reimbursement for a pipe replaced under his home and the cost of the plumber to make the repair due to his belief that the leak at his home was caused

by a mainline leak in the District. Mr. Brandenburg reviewed a timeline of events related to Mr. Kariminia's leak and stated that there was a mainline leak repaired near Mr. Kariminia's home around the same time. Discussion ensued. Following review and discussion the Board directed the operator to research this leak further and requested that Mr. Kariminia provide the District's operator with additional information.

There being no further members of the public requesting to make public comment, Director Bugyi moved to the next agenda item.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed an insurance proposal from McDonald & Wessendorff Insurance ("McDonald"). Following review and discussion, Director Miller moved to accept the proposal from McDonald for renewal of the District's insurance policies, and direct that the proposal be filed appropriately and retained in the District's official records. Director Pugh seconded the motion, which passed unanimously.

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. After review and discussion, Director Gallagher moved to approve the tax assessor/collector's report and payment of the tax bills. 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 five abandoned accounts with an outstanding balance in excess of \$25.00, and requested authorization to turn over four of the accounts to the collection agency to pursue collection and one account to write off.

The Board discussed the message on the monthly utility bill. Mr. Brandenburg stated that the current message is the notice regarding the increased water rates. Following review and discussion, the Board concurred to leave the message regarding the increased water rates.

Mr. Brandenburg reviewed a report on the District's Identity Theft Prevention Program, a copy of which is attached. He stated the report indicates no significant incidents of identity theft detection and Inframark recommends no changes to the Program. The Board agreed that it was not necessary to adopt a Program amendment based on Inframark's report.

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.

The Board continued discussing Mr. Kariminia's request for reimbursement regarding the leak at his home. Mr. Brandenburg stated that Inframark checked for leaks at the time Mr. Kariminia reported the leak and that a leak was found on Mr. Kariminia's side of the meter. Discussion ensued. The Board concurred to obtain additional information from Mr. Kariminia regarding the invoices from his hired plumber.

Following review and discussion, Director Gallagher moved to (1) approve the operator's report; (2) authorize Inframark to turn over the four accounts with an outstanding balance in excess of \$25.00 to the collection agency and to write off the one account; 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.

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 reviewed the plans and specifications and requested the Board authorize her to advertise for bids.

Ms. Craft updated the Board on the potential multi-family apartment community to be built on a tract of land in the District.

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's insurance carrier, Liberty Mutual, 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 Texas Commission on Environmental Quality ("TCEQ"). She stated that V&S is addressing the next steps for remedying the violation. Discussion ensued.

Ms. Craft stated that the GIS system will be updated monthly.

Ms. Craft updated the Board on Harris County Municipal Utility District No. 120 matters.

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 Gallagher moved to (1) approve the engineer's report; and (2) approve the plans and specifications and to authorize the engineer to advertise for bids for the Phase 4 sanitary sewer rehabilitation. Director Miller 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

Director Gallagher discussed the CCRWTP meeting.

APPOINTMENT OF A NEW DIRECTOR

The Board discussed appointing a new Director to the Board.

Mr. Rimpela expressed that he is interested in serving on the Board of Directors.

Ms. Higgins stated that Mr. Rimpela must execute a Sworn Statement, Official Bond, and Oath of Office as required by the Texas Constitution and Texas Water Code.

The Board considered reorganizing the Board of Directors. Following discussion, the Board concurred to retain their current positions, with Mr. Rimpela to serve as Assistant Vice President/Treasurer.

Ms. Higgins stated the District Registration Form must be filed with the TCEQ to show the new slate of officers.

Ms. Higgins next reviewed a memorandum regarding Texas Open Meetings Act and Public Information Act training requirements for Directors and encouraged Mr. Rimpela to receive his training as soon as possible and forward his certificate of completion to ABHR for inclusion in the District's permanent records.

Ms. Higgins then reviewed with the Board legislation enacting Chapter 176 of the Texas Local Government Code, which requires directors and consultants to disclose certain conflicts of interest. Ms. Higgins reviewed with the Board the forms adopted by the Texas Ethics Commission for making disclosures under Chapter 176 and noted that the forms are required to be filed with the records administrator for the District. Ms. Higgins encouraged Mr. Rimpela to contact ABHR if assistance is needed in determining whether a conflict requires disclosure or in making a required disclosure.

Following review and discussion, Director Bugyi moved to (1) appoint Mr. Rimpela to the Board; (2) approve Director Rimpela's Sworn Statement, Official Bond,

and Oath of Office, and direct that they be filed and retained in the District's official records and that the Oath of Office be filed with the Secretary of State of the State of Texas; and (3) authorize ABHR to file the District Registration Form with the TCEQ. Director Gallagher seconded the motion, which passed unanimously.

CONSULTANT REVIEW OF OPERATOR

The Board conducted a review of the Operator.

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





Secretary, Board of Directors

ACTION LIST

1. Operator will obtain additional information regarding Mr. Kariminia's leak and request for reimbursement.
2. Director Bugyi will begin working on proposals for Reflection Park.

LIST OF ATTACHMENTS TO MINUTES

	Page <u>No.</u>
Bookkeeper's report.....	2
Tax assessor/collector's report	2
Operator's report.....	3
Engineer's Report.....	4