

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 183**  
**Minutes of Meeting of Board of Directors**  
**February 28, 2023**

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 February 28, 2023, 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 for Director Pollard, thus constituting a quorum. Director Pollard entered later in the meeting as noted herein.

Also present was Chad Walker and Cameron Silvermail of Quiddity Engineering, LLC ("Quiddity"); Jorge Diaz of McLennan & Associates ("McLennan"); Michelle Guerrero of Bob Leared Interests, Inc. ("BLI"); Kyle Dohnam of Si Environmental, LLC ("SE"); Debbie Shelton of Masterson Advisors, LLC ("Masterson"); and Gina Free and Sabrina Johnston of Schwartz, Page & Harding, L.L.P. ("SPH"). Ricardo Martinez and Andrew Vincent of Martinez Architects ("Martinez") entered later in the meeting as noted herein.

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 considered comments from the public. In connection therewith, Director Langley advised that Rick O'Loughlin, a District resident, had complemented SE on the work completed in his backyard.

**APPROVAL OF MINUTES**

The Board considered approval of the minutes of the Board meeting held on January 24, 2023. Following discussion, Director Alvarado moved that the minutes of the January 24, 2023, meeting be approved, as written. Director Mushen seconded said motion, which unanimously carried.

**SALE OF \$8,425,000 UNLIMITED TAX BONDS, SERIES 2023 (THE "BONDS")**

As the next order of business, the Board considered the receipt of bids for the purchase of the Bonds. Ms. Shelton reported that, pursuant to notice previously published as required by law, public bids for the sale of the Bonds were to be considered at this time and place. Ms. Shelton

next announced that six (6) bids had been received and that the low bid was submitted by Raymond James & Associates, Inc. ("Raymond James"), at a net effective interest rate of 4.282972%, as indicated in the bid results attached hereto as **Exhibit A**. Ms. Shelton reported that Masterson has verified Raymond James's bid. She also noted that the Bonds will be insured by Build America Mutual Assurance Company ("BAM") and that Raymond James will pay the premium for such insurance. After a discussion of the bids received, Director Alvarado moved that the Board accept Raymond James's bid for the purchase of the Bonds at a net effective interest rate of 4.282972%. Director Vowell seconded said motion, which unanimously carried.

Director Pollard entered the meeting at this time.

### **ORDER AUTHORIZING THE ISSUANCE OF THE BONDS**

There was next presented to the Board an Order Authorizing the Issuance of the Bonds (the "Bond Order"). Ms. Free reviewed various provisions of the Bond Order with the Board. After discussion, it was duly moved by Director Alvarado, seconded by Director Vowell and unanimously carried, that the Bond Order, attached hereto as **Exhibit B**, be passed and adopted, and that the President be authorized to execute the Bond Order and the Secretary to attest same on behalf of the Board and the District.

### **FINAL OFFICIAL STATEMENT**

There was a discussion regarding the completion of the Final Official Statement to be prepared by Masterson in connection with the Bonds. After further discussion of the matter, Director Alvarado moved that Masterson be authorized to complete the Final Official Statement, dated as of the meeting date, that said Final Official Statement be adopted by the Board and the District, subject to the final review and approval by the District's consultants, and that distribution of same by Masterson be authorized. Director Vowell seconded said motion, which carried unanimously.

### **PAYING AGENT/REGISTRAR AGREEMENT**

The Board next considered and reviewed a Paying Agent/Registrar Agreement (the "Agreement") between the District and The Bank of New York Mellon Trust Company, N.A. ("BONY") relative to the Bonds, a copy of which is attached as **Exhibit C**. Ms. Free then reviewed the various provisions of the Agreement with the Board. After discussion, Director Alvarado moved that the Agreement with BONY be approved and the President be authorized to execute same on behalf of the Board and the District. Director Vowell seconded said motion, which unanimously carried.

### **OTHER BOND MATTERS**

The Board considered acting upon various other matters relative to the sale of the Bonds, including the execution of various documents by the President and Secretary in connection therewith. In that regard, Ms. Free presented to and reviewed with the Board the General Certificate, Signature Identification and No-Litigation Certificate, the letter of instruction to the

Attorney General, the Initial Bonds, and other documents relating to the sale of the Bonds. Following discussion, Director Alvarado moved that the President and Secretary be authorized to execute said documents and that SPH be authorized to handle all matters in connection with the sale of the Bonds, including the filing of a transcript of proceedings with the Attorney General of Texas for review and approval. Director Vowell seconded said motion, which unanimously carried.

### **BOOKKEEPER'S REPORT**

Mr. Diaz presented to and reviewed with the Board the Bookkeeper's Report, dated February 28, 2023, a copy of which is attached hereto as **Exhibit D**, including the disbursements presented for payment from the District's various accounts, and the District's Investment Report for the period ended January 31, 2023. Following review, Director Alvarado moved that (i) the Bookkeeper's Report be approved, and the disbursements identified therein be approved for payment, and (ii) the Investment Report for the reporting period ended January 31, 2023, be approved. Director Vowell seconded said motion, which carried unanimously.

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

Ms. Guerrero reviewed the Tax Assessor-Collector's Reports for the month of January 2023, a copy of which is attached hereto as **Exhibit E**, including the disbursements presented for payment from the District's Tax Account. After discussion, Director Alvarado moved that the Tax Assessor-Collector's Reports be approved and the disbursements identified in the Reports be approved for payment from the District's Tax Account. Director Vowell 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**

Mr. Walker presented to and reviewed with the Board the Engineer's Report dated February 23, 2023, a copy of which is attached hereto as **Exhibit F**, relative to the status of various projects within the District. In connection therewith, Mr. Walker presented to and reviewed with the Board the contracts between the District and Aranda Industries, LLC for the sanitary sewer line extensions at the Shops at Barker and the Plaza at Barker. Following discussion, Director Mushen moved to authorize the President to execute said contracts on behalf of the Board and the District. Director Vowell seconded said motion, which unanimously carried.

### **CONSIDER ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2023 TAX YEAR**

The Board next considered the Resolution Concerning Development District Status for 2023 Tax Year. Ms. Free reminded the Board that the taxing procedures applicable to a particular

district will depend, in part, upon whether it is determined to be a "Developed District" pursuant to Section 49.23602, Texas Water Code. She then reviewed with the Board a Resolution Concerning Developed District Status for the 2023 Tax Year (the "Resolution"), attached hereto as **Exhibit G**. Following discussion, upon motion made by Director Alvarado, seconded by Director Vowell, and unanimously carried, the attached Resolution was adopted by the Board.

### **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 January 2023, a copy of which is attached hereto as **Exhibit H**. In connection therewith, he discussed the repairs to the sanitary sewer line at 5718 Sage Manor Drive completed by SE and noted that tree roots were encroaching on the tap and mainline. A discussion ensued regarding the responsibility for the cost of repairs caused by tree roots. Following discussion, the Board deferred further consideration of the matter until next month's Board meeting. Following further discussion, Director Alvarado moved to authorize termination of accounts in accordance with the District's Rate Order. Director Vowell seconded said motion, which carried unanimously.

Mr. Donham then presented to and reviewed with the Board a report prepared by SE reflecting the number of leak checks requested the last twelve (12) months, the results of said leak checks, and the cost of same to the District, as requested by the Board at its last meeting. A copy of said report is included with the Operations and Maintenance Report. A discussion ensued regarding same.

Mr. Martinez and Mr. Vincent entered the meeting during the Operations and Maintenance Report.

### **SECURITY REPORT**

Ms. Free presented the security report to the Board, a copy of which is attached hereto as **Exhibit I**. Director Alvarado then advised that Harris County Sheriff's Office will be changing the manner in which it assigns and schedules contract deputies. Following discussion, Director Alvarado moved to authorize SPH to coordinate with the Harris County Sheriff's Office to determine whether the District can amend its current contract to a 100% contract deputy. Director Vowell seconded said motion, which carried unanimously.

### **RENEWAL OF DISTRICT INSURANCE COVERAGES**

The Board next considered the renewal of the District's insurance coverages which expire March 31, 2023. In that regard, the Board discussed the proposal received from the District's

current insurance provider, Arthur J. Gallagher & Co. ("Gallagher"). After discussion, the Board concurred to defer action in connection with said proposal at this time.

**ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Ms. Free advised the Board that she had nothing additional of a legal nature that was not previously discussed.

**DISCUSSION REGARDING THE PROPOSED ADMINISTRATIVE BUILDING**

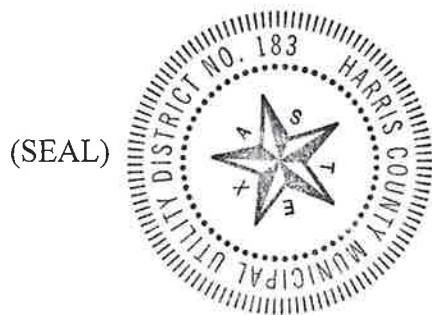
The Board next considered the status of the proposed administrative building. Mr. Martinez advised the Board of the status of various matters. Ms. Free discussed the proposed Lease Agreement with Harris County. A discussion then ensued regarding the best bidding method. In that regard, Mr. Martinez recommended that the Board proceed with a competitive sealed proposal method. Ms. Free advised that she will confirm whether the District may use the competitive sealed proposal method.

**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 Mushen, seconded by Director Vowell, and unanimously carried, the meeting was adjourned.



Secretary, Board of Directors

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

- Exhibit A Bid Results of Series 2023 Unlimited Tax Bonds
- Exhibit B Bond Order
- Exhibit C Paying Agent/Registrar Agreement
- Exhibit D Bookkeeper's Report
- Exhibit E Tax Assessor-Collector Report
- Exhibit F Engineer's Report
- Exhibit G Resolution Concerning Developed District Status for 2023 Tax Year
- Exhibit H Operations and Maintenance Report
- Exhibit I Security Report

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