

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

June 14, 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 14th day of June, 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
Kirt Rimpela	Assistant Vice President/Treasurer

and all of the above were present, thus constituting a quorum.

Also attending the meeting in person were Mohsen Kariminia, a homeowner in the District; Jolie Craft of Vogler & Spencer Engineering, Inc. ("V&S"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Angela Riley 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 May 10, 2023, regular meeting. After review and discussion, Director Pugh moved to approve the minutes of the May 10, 2023, regular meeting, as submitted. Director Gallagher 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. Kariminia discussed his previous concerns with repairs he made to his property. He stated that he is requesting 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 concurred to stand by their previous

decision to deny Mr. Kariminia's request. The Board then directed the operator to research communication between Inframark and Mr. Kariminia regarding this leak further for confirmation of events and circumstances and to report back to the Board.

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

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Riley 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.

Discussion ensued regarding the District's investments and Ms. Riley discussed options to diversify the District's funds. She recommended moving funds from Veritex to Texpool for a higher interest rate. Following review and discussion, Director Bugyi moved to authorize transferring funds from Veritex to Texpool. Director Miller seconded the motion, which passed unanimously.

Director Miller then 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. 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.

#### DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP, to proceed with the collection of the 2022 delinquent tax accounts. After review and discussion, Director Pugh moved to authorize the delinquent tax attorney to proceed with collection of delinquent taxes. 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.

The Board then reviewed the operator's report, a copy of which is attached, including the status of District maintenance and repair items.

Mr. Davila reviewed one abandoned account with an outstanding balance in excess of \$25.00, and requested authorization for the one account to be written off.

The Board discussed the message on the monthly utility bill. Mr. Davila stated that the current message is the notice regarding the consumer confidence report. Following review and discussion, the Board concurred to add back the message regarding the increased water rates.

The Board discussed high utility users for the month. The Board then considered terminating utility service to customers with delinquent accounts. Mr. Davila 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 discussed maintenance of Reflection Park.

Following review and discussion, Director Miller moved to (1) approve the operator's report; (2) authorize Inframark 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 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 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 bids were received. Ms. Craft reviewed the bid tabulation and stated that she is awaiting to receive a statement of qualifications from the two lowest bidders. Following review and discussion, the Board concurred to withhold approval of the contract until Ms. Craft receives additional information.

Ms. Craft updated the Board on communications received regarding a potential multi-family apartment community to be built on a tract of land in the District. 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 reminded the Board that AT&T's insurance carrier, Liberty Mutual, has offered a settlement in the amount of \$33,803.86. Ms. Higgins reviewed a Property Damage Release form with the Board. Following review and discussion, the Board concurred to authorize execution of the Property Damage Release.

Ms. Craft updated the Board on the status of a Notice of Violation from the Texas Commission on Environmental Quality. She stated that V&S is addressing the next steps for remedying the violation.

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 approve the engineer's report. 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

There was no discussion on this item.

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 communication about Mr. Kariminia's leak and request for reimbursement.
2. Engineer will obtain additional information regarding the contractors bidding for the Phase 4 sanitary sewer rehabilitation.
3. Director Bugyi will begin working on proposals for Reflection Park.

LIST OF ATTACHMENTS TO MINUTES

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