

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 183**  
**Minutes of Meeting of Board of Directors**  
**December 19, 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 December 19, 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 Director Alvarado and Langley, thus constituting a quorum. Director Langley entered later in the meeting as noted herein.

Also present was Chad Walker of Quiddity Engineering, LLC ("Quiddity"); Derek Davenport of McLennan & Associates ("McLennan"); Shammarie Leon of Bob Leared Interests, Inc. ("Leared"); Corey Andujar of Si Environmental, LLC ("SE"); Bear Oakley of Acclaim Energy, Ltd. ("Acclaim"); and Gina Free and Sabrina Johnston of Schwartz, Page & Harding, L.L.P. ("SPH").

Following the roll call, the meeting was called to order and declared open for such business as might regularly come before the Board.

**PUBLIC COMMENTS**

The Board began by opening the meeting for public comments. The Board deferred consideration of comments from the public, as none were presented.

**APPROVAL OF MINUTES**

The Board next considered approval of the minutes of the regular Board meeting held on November 28, 2023, and the special Board meeting held on December 5, 2023. Following discussion, Director Mushen moved that the minutes of said meetings be approved, as written. Director Vowell seconded said motion, which unanimously carried.

**BOOKKEEPER'S REPORT AND INVESTMENT REPORT**

Mr. Davenport then presented to and reviewed with the Board the Bookkeeper's Report, dated December 19, 2023, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment from the District's various accounts, and the District's Investment Report for the period ended November 30, 2023, a copy of which is included with the Bookkeeper's Report. He then presented to and reviewed with the Board an amended budget

received from Jackrabbit Road Public Utility District ("Jackrabbit PUD"), a copy of which is included with the Bookkeeper's Report. Discussion ensued in connection therewith. Following discussion, Director Pollard moved that (i) the Bookkeeper's Report be approved, (ii) the disbursements identified therein be approved for payment, including check nos. 11159, 11160, and 11161, which were not included in the Bookkeeper's Report, and except check no. 11155, which was voided, and (iii) the Investment Report for the reporting period ended November 30, 2023, be approved, and the District's Investment Officer be authorized to execute same on behalf of the Board and the District. Director Mushen seconded said motion, which unanimously carried. It was noted that no specific action was required in connection with Jackrabbit PUD's amended budget at this time.

Director Langley entered the meeting during the Bookkeeper's Report.

### **ACCLAIM ENERGY LTD. REPORT**

Mr. Oakley presented to and reviewed with the Board a report prepared by Acclaim, a copy of which is attached hereto as **Exhibit B**. In connection therewith, he advised the Board of an error made by Acclaim to the termination date of the District's energy services contract, which resulted in an overpayment by the District in the amount of \$10,134.78 and an estimated overpayment of \$1,743.95 for the "Reliant Gap Contract." Mr. Oakley then advised the Board of Acclaim's proposal to reimburse the District by making six (6) monthly payments beginning in January 2024. Following discussion on the matter, Director Vowell moved to (i) accept Acclaim's proposal to reimburse the District with six (6) monthly payment beginning in January 2024, (ii) authorize SPH to prepare a letter agreement between the District and Acclaim to memorialize same, and (iii) authorize the Vice-President to execute a gap contract between the District and Reliant on behalf of the Board and the District. Director Mushen seconded said motion, which unanimously carried.

Mr. Oakley exited the meeting following the above discussion.

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

Ms. Leon then reviewed the Tax Assessor-Collector's Report for the month of November 2023, a copy of which is attached hereto as **Exhibit C**, including the disbursements presented for payment. After discussion, Director Vowell moved that the Tax Assessor-Collector's Report be approved and the disbursements identified in the Report be approved for payment. Director Mushen seconded said motion, which unanimously carried.

### **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.

## **OPERATIONS AND MAINTENANCE REPORT**

Mr. Andujar presented to and reviewed with the Board the Operations and Maintenance Report for the month of November 2023, a copy of which is attached hereto as **Exhibit D**. In connection therewith, he reminded the Board that the District's water accountability for the period of September 13, 2023 through October 13, 2023 was 54.11%. Mr. Andujar then advised the Board that the District's water accountability for the period of October 13, 2023 through November 13, 2023 was 55.56%. He further advised the Board that SE is continuing to investigate the cause of said decrease and will update the Board as soon as the cause has been determined. In connection therewith, he advised the Board that SE is reaching out to the West Harris County Regional Water Authority ("WHCRWA") to investigate possible meter issues. A lengthy discussion ensued regarding the issues and potential causes and solutions.

Mr. Andujar then discussed the timing of water terminations. Following discussion, Director Vowell moved to authorize SE to delay service terminations during the month of December 2023 until after the Board's January meeting. Director Mushen seconded said motion, which carried unanimously.

## **ENGINEER'S REPORT**

Mr. Walker next presented to and reviewed with the Board the Engineer's Report dated December 18, 2023, a copy of which is attached hereto as **Exhibit E**, relative to the status of various projects within the District, and discussed the matters contained therein. In connection therewith, he presented to and reviewed with the Board a scope memorandum and preliminary cost estimate for the construction of the Grand Forest Waterline Loop, a copy of which is included with the Engineering Report. Following discussion, Director Vowell moved to approve the Engineering Report and all action items listed therein, as recommended by Quiddity, including: (i) the approval of Pay Estimate No. 3 and Final in the amount of \$5,842.00 from Aranda Industries, LLC for the 2022 Sanitary Sewer Line Extension to serve the Plaza at Barker; and (ii) authorization for Quiddity to proceed with the design for construction of the Grand Forest Waterline Loop in accordance with the scope memo. Director Pollard seconded said motion, which carried unanimously.

## **UTILITY COMMITMENT LETTERS**

Mr. Walker next discussed the proposed child care facility located at 5630 Barker Cypress Road (the "Tract"). In connection therewith, Ms. Free presented the proposed Utility Commitment for the Tract. Mr. Walker then presented to and reviewed with the Board a preliminary cost estimate and scope memorandum for the public sanitary sewer line extension required to serve the Tract, a copy of which is included with the Engineer's Report. Mr. Walker then requested that the Board consider authorizing Quiddity to proceed with the design of the public sanitary sewer extension, subject to receipt of the requested deposit from the property owner in the amount of \$126,500 and a signed Utility Commitment. Following discussion, Director Vowell moved to (i) approve the Utility Commitment, a copy of which is attached hereto as **Exhibit F**, and (ii) authorize Quiddity to proceed with the design of the public sanitary sewer line extension necessary to serve

the Tract, subject to receipt of the applicable deposit. Director Pollard seconded said motion, which carried unanimously. .

### **DISCUSSION REGARDING THE PROPOSED ADMINISTRATIVE BUILDING**

Ms. Free advised the Board that a representative of Martinez Architects ("Martinez") was not able to attend the meeting, and presented to and reviewed with the Board (i) an email from Martinez regarding certain opportunities for cost savings, and (ii) a Cost Reduction Analysis prepared by SPH in connection with the construction of the proposed administrative building, copies of which are attached hereto as **Exhibit G**. A lengthy discussion ensued. Following said discussion, the Board concurred to defer any specific action at this time and schedule a special meeting on January 4, 2024, to further discuss options available to the District for the construction of the proposed administrative building.

### **SECURITY REPORT**

The Board deferred consideration of the Security Report after noting that no report was received this month. Director Langley requested that the Board authorize SPH to prepare an Independent Contractor Agreement (Patrol Services) between the District and Officer Ahmad Ismail. Following discussion, it was moved by Director Vowell, seconded by Director Museh, and unanimously carried, that SPH be authorized to prepare said Agreement.

Mr. Davenport and Mr. Andujar exited the meeting during the above discussion.

### **ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Ms. Free presented to and reviewed with the Board a social media post provided by Director Pollard. A discussion ensued regarding same. Following discussion, the Board concurred that no specific action is required of the Board in connection with said matter at this time.

### **FUTURE AGENDA ITEMS**

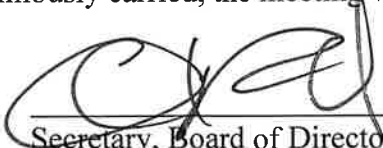
The Board did not request any items be place on future agendas other than those already discussed and regular, on-going items.

### **ADJOURNMENT**

There being no further business to come before the Board, upon motion made by Director Mushen, seconded by Director Langley, and unanimously carried, the meeting was adjourned.

(SEAL)



  
Secretary, Board of Directors

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

- Exhibit A      Bookkeeper's Report
- Exhibit B      Acclaim Energy Management Report
- Exhibit C      Tax Assessor-Collector Report
- Exhibit D      Operations and Maintenance Report
- Exhibit E      Engineer's Report
- Exhibit F      Utility Commitment
- Exhibit G      Correspondence regarding Cost Reduction and Cost Reduction Analysis

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