

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

February 14, 2024

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 February, 2024, 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 were 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 January 10, 2024, regular meeting. After review and discussion, Director Gallagher moved to approve the minutes of the January 10, 2024, regular 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. 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. 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 regarding amending the budget and the Board concurred to add an item to the next agenda to amend the budget.

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.

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

Following review and discussion, Director Gallagher moved to (1) approve the bookkeeper's report and authorize payment of the District's bills; (2) adopt a Resolution Regarding Annual Review of Investment Policy; (3) 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 (4) approve reimbursement of eligible expenses for the winter conference and to authorize all interested directors to attend the AWBD summer conference. Director Pugh 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 Gallagher moved to approve the tax assessor/collector's report and payment of the tax bills. Director Pugh seconded the motion, which passed unanimously.

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

Ms. Rodriguez updated the Board on commercial businesses in the District.

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

Mr. Davila reviewed four abandoned accounts with an outstanding balance in excess of \$25.00, and requested authorization to turn over the four accounts to the collection agency to pursue collection.

The Board discussed the message on the monthly utility bill. Mr. Davila stated that the current message is the notice regarding freeze preparation. Following discussion, the Board concurred to add the notice regarding reporting leaks, debris, and water conservation.

The Board discussed work performed by Inframark throughout the District.

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.

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 (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

There was no discussion on this item.

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 operations and maintenance.

Ms. Craft updated the Board on the Phase 5 sanitary sewer rehabilitation.

Ms. Craft reported that a new washeteria is opening in the District.

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 the Capital Improvements Plan for 2024. She reported that one of the pumps is out at the lift station and recommended replacing the pump for an approximate cost of \$23,648.00 plus time and materials. Ms. Craft then discussed electrical improvements at the lift station.

Ms. Craft discussed the Environmental Protection Agency's revised lead and copper rule. She stated that a complete service line inventory is due in October 2024 and noted that V&S is beginning to gather the required reports.

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 and noted that repair is scheduled for early 2025.

Ms. Craft discussed pavement that is settling on Vineyard Drive and stated that Harris County will be replacing several areas of pavement on and near Vineyard Drive.

Following review and discussion, Director Gallagher moved to (1) approve the engineer's report; and (2) approve replacement of the lift station pump for an

approximate cost of \$23,648.00 plus time and materials. 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. Director Bugyi reviewed proposals with the Board for landscaping and maintenance at Reflection Park. Discussion ensued, and the Board concurred to discuss this further at the next meeting.

ATTORNEY'S REPORT

Ms. Higgins updated the Board on the damage caused by AT&T and their contractors in the District while fiber optic lines were being installed.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS REGARDING CORRESPONDENCE AND/OR REPORTS RECEIVED DURING THE MONTH

There was no discussion on this item.

DISCUSS CHELFORD CITY WASTEWATER TREATMENT FACILITY MEETING ATTENDANCE

There was no discussion on this item.

2024 DIRECTORS ELECTION

Ms. Higgins discussed procedures related to the 2024 Directors Election. She reviewed an Order Calling Directors Election. Ms. Higgins discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Harris County. Following review and discussion, Director Gallagher moved to (1) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (2) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar the Notice of Election, if required. Director Miller seconded the motion, which passed unanimously.

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




Secretary, Board of Directors

ACTION LIST

1. Bookkeeper will research over-budget line items on the District's budget and report findings to Director Rimpela.
2. Inframark will speak with a resident regarding work near their residence.
3. The Board will review the proposals for Reflection Park.

LIST OF ATTACHMENTS TO MINUTES

	Page <u>No.</u>
Bookkeeper's report.....	1
Tax assessor/collector's report	2
Operator's report.....	3
Engineer's Report.....	4