

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

February 12, 2025

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 February, 2025, 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.; Patty Rodriguez of Bob Leared Interests, Inc.; Angela Riley of District Data Services, Inc.; Randy Davila of Inframark Water & Infrastructure Services ("Inframark"); and Whitney Higgins and Kerri Houck of Allen Boone Humphries Robinson LLP.

MINUTES

The Board considered approving the minutes of the January 8, 2025, regular meeting. After review and discussion, Director Rimpela moved to approve the minutes of the January 8, 2025, regular meeting, as presented. 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. 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. She noted additional check no. 14979 in the amount of \$887.08 payable to Director Miller for conference reimbursement.

The Board discussed the cash call requested by Chelford City Regional Wastewater Treatment Plant ("CCRWTRP") and Ms. Craft noted that the District's pro-rata share is \$184,031.00.

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 Rimpela 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 Gallagher seconded the motion, which passed unanimously.

DISCUSS AWBD SHIRTS AND AUTHORIZE APPROPRIATE ACTION

The Board noted that the upcoming summer conference is the 50th anniversary of AWBD. Discussion ensued regarding purchasing coordinating shirts with Harris County Municipal Utility District No. 120 ("HCMUD120") to commemorate the 50th anniversary of AWBD. Following review and discussion, Director Gallagher moved to authorize the purchase of coordinating shirts with HCMUD120. Director Rimpela 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 Rimpela 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.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE

The Board discussed work performed by Inframark throughout the District.

Mr. Davila updated the Board on a sewer line that backed up into multiple resident houses and noted that an insurance claim has been filed with the District's insurance carrier. Discussion ensued regarding the timeline of the affected residents staying in hotels. The Board determined that the homeowners should contact their insurance company if they have further concerns.

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 five abandoned accounts with an outstanding balance in excess of \$25.00, and requested authorization to turn over the five accounts to the collection agency to pursue collection. He then reviewed one abandoned account with an outstanding balance less than \$25.00, and requested authorization to write off the one account.

The Board discussed the message on the monthly utility bill. Mr. Davila stated that the current message is the notice regarding freeze preparedness and reporting leaks. Following discussion, the Board concurred to keep the notice regarding freeze preparedness and reporting leaks.

Mr. Davila discussed two resident requests for payment plans. After discussion, the Board concurred to offer a 3-month payment plan to each resident request.

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 five accounts with an outstanding balance in excess of \$25.00 to the collection agency and to write off the one remaining 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 Rimpela seconded the motion, which passed unanimously.

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 CCRWTP operations and maintenance. The Board continued discussing the cash call requested by CCRWTP and determined that a cash call is a more desirable option than a higher per-connection fee. The Board then discussed the call-in option for the monthly CCRWTP meeting. Following discussion, the Board concurred in a vote 4-1 that the call-in option is beneficial to the meeting.

Ms. Craft updated the Board on the Phase 5 sanitary sewer rehabilitation and recommended approval of Change Order No. 1 to increase the contract with Ram Rod Utilities ("Ram Rod") in the amount of \$23,400.00. The Board determined that Change Order No. 1 is beneficial to the District.

Ms. Craft stated the next water well testing is scheduled for February 2025.

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

Ms. Craft updated the Board on the Capital Improvements Plan for 2025 and reviewed an electrical evaluation of the lift station. She stated that the assessment recommends approximately \$135,500.00 in repairs.

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 Change Order No. 1 as an increase to the contract with Ram Rod in the amount of \$23,400.00, based upon the Board's finding that the Change Order is beneficial to the District. Director Rimpela 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.

CONSULTANT REVIEW OF ATTORNEY

The Board concurred to defer 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. The engineer will report to the CCRWTP engineer the Board's preference for a cash call rather than a higher per connection fee.
2. The engineer will report back to CCRWTP regarding the call in-option for the meetings.

LIST OF ATTACHMENTS TO MINUTES

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