

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

July 9, 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 9th day of July, 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, except Director Gallagher, thus constituting a quorum.

Also attending the meeting were Barry Hards of Texas Groundworks Management ("TGM"); Jolie Craft of Vogler & Spencer Engineering, Inc. ("V&S"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Jennifer Gruver of District Data Services, Inc.; Randy Davila of Inframark Water & Infrastructure Services ("Inframark"); and Hannah Brook and Kerri Houck of Allen Boone Humphries Robinson LLP.

MINUTES

The Board considered approving the minutes of the June 11, 2025, regular meeting. After review and discussion, Director Miller moved to approve the minutes of the June 11, 2025, regular meeting, as presented. Director Pugh 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.

MAINTENANCE OF PARK AND RECREATIONAL FACILITIES, INCLUDING REFLECTION PARK

Mr. Hards introduced himself and discussed services that TGM provides to municipal utility districts for maintenance of parks and district facilities.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Gruver 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 the payment to Texscape Services. Following review and discussion, Director Pugh moved to approve the bookkeeper's report and authorize payment of the District's bills, including withholding payment to Texscape Services, subject to Director Bugyi's approval. Director Rimpela seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT THE AWBD WINTER CONFERENCE

The Board discussed the AWBD summer conference. Ms. Gruver noted the expenses were submitted in accordance with the District's travel guidelines. Following review and discussion, Director Miller moved to (1) approve reimbursement of eligible expenses for the summer conference; and (2) authorize all interested directors to attend the AWBD winter 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. After review and discussion, Director Rimpela moved to approve the tax assessor/collector's report and payment of the tax bills. Director Miller seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Ms. Brook discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year.

Following review and discussion, Director Pugh moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed District for the 2025 tax year, pursuant to Section 49.23602, Texas Water

Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Miller 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 damage caused by Ezee Fiber from installing fiber optic lines throughout the District and discussion ensued regarding sending all invoices and damage costs to Ezee Fiber for reimbursement.

The Board then discussed work performed by Inframark throughout the District.

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

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

Mr. Davila stated that booster pump no. 1 at the water plant requires repair or replacement. He noted the cost to repair the booster pump is \$26,329.00 and the cost to replace the booster pump is \$52,030.00.

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 Rimpela moved to (1) approve the operator's report; (2) authorize repair of booster pump no. 1 at the water plant for a cost of \$26,329.00; 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 Miller seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (WHCRWA") MATTERS

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.

The Board discussed the cash call requested by CCRWTP and Ms. Craft noted that the District's pro-rata share is \$226,762.30. Discussion ensued regarding paying installments of the cash call over the next five years. Following discussion, the Board concurred that they are willing to pay for the first two years of the cash call upfront and at the end of each year pay the next consecutive year of the cash call.

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

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

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

Ms. Craft updated the Board on the Capital Improvements Plan for 2025. She noted that the chloramine conversion is projected for late 2027 or early 2028. Ms. Craft then reviewed an electrical evaluation of the lift station. She stated that the assessment recommends approximately \$135,500.00 in repairs and that V&S will solicit bids.

Ms. Craft reported that a request was sent to Harris County Precinct 4 to repair or replace a rusted outfall pipe adjacent to Reflection Park.

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 Rimpela moved to approve the engineer's report. Director Pugh seconded the motion, which passed unanimously, which passed unanimously.

MAINTENANCE OF PARK AND RECREATIONAL FACILITIES, INCLUDING REFLECTION PARK (CONT'D)

The Board discussed the maintenance of Reflection Park.

ATTORNEY'S REPORT

Ms. Brook presented and reviewed a Capitol Report and updated the Board on legislative matters from the 89th Regular Texas Legislative Session.

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. Bookkeeper will withhold payment to Texscape Services, subject to Director Bugyi's approval.
2. Operator will gather invoices regarding damages caused by Ezee Fiber and will submit for reimbursement.
3. Operator will follow up on potentially leaking fire hydrants in the District.
4. Engineer will coordinate with Harris County Municipal Utility District's No. 120's engineer regarding the cash call.
5. Director Bugyi will obtain proposals for Reflection Park.

LIST OF ATTACHMENTS TO MINUTES

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