

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

September 10, 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 10th day of September, 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 Miller, thus constituting a quorum.

Also attending the meeting were Sherri Greenwood of Forvis Mazars LLP; Jared Welsh of Masterson Advisors; 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 August 13, 2025, regular meeting. After review and discussion, Director Gallagher moved to approve the minutes of the August 13, 2025, regular meeting, as presented. Director Rimpela 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.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2025

Ms. Greenwood reviewed an engagement letter from Forvis Mazars LLP, to perform the District's audit for the fiscal year ending September 30, 2025. After review

and discussion, Director Gallagher moved to engage Forvis Mazars LLP to conduct the audit for the fiscal year ending September 30, 2025, authorize execution of the engagement letter, and direct that the letter be filed appropriately and retained in the District's official records. Director Rimpela seconded the motion, which passed unanimously.

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.

Ms. Gruver reviewed a draft budget for the fiscal year ending September 30, 2026, a copy of which is included in the bookkeeper's report. Discussion ensued.

The Board discussed the cash call requested by Chelford City Regional Wastewater Treatment Plant ("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.

The Board then discussed the CCRWTP budget for fiscal year end September 30, 2026.

Following review and discussion, Director Gallagher moved to (1) 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; (2) to adopt the District budget for the fiscal year ending September 30, 2026, as discussed and revised; and (3) approve the CCRWTP budget for fiscal year end September 30, 2025. 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 Rimpela moved to approve the tax assessor/collector's report and payment of the tax bills. Director Gallagher seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2025 tax rate. Mr. Welsh distributed and reviewed a tax rate analysis reflecting the recommendation for the District to levy a 2025 maintenance and operations tax rate of \$0.42734 per \$100 of assessed valuation, based on the District's initial 2025 certified value of \$217,098,940.00. A copy of the tax

rate analysis is attached. Discussion ensued. Ms. Brook discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Rimpela moved to (1) set the public hearing date for October 8, 2025; and (2) authorize the tax assessor/collector to publish notice in the Houston Business Journal of the District's meeting on October 8, 2025, to set the proposed 2025 total tax rate of \$0.42734 per \$100 of assessed valuation. Director Gallagher 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.

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.

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

Mr. Davila reviewed three abandoned accounts with an outstanding balance of less than \$25.00, and requested authorization to write off the accounts.

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.

The Board considered amending the Rate Order. Mr. Davila reviewed recommended updates to the Rate Order.

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 write off the three accounts with an outstanding balance of less than \$25.00; (3) approve the Rate Order, as recommended; and (4) 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.

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

MAINTENANCE OF PARK AND RECREATIONAL FACILITIES, INCLUDING REFLECTION PARK

The Board discussed the maintenance of Reflection Park.

ATTORNEY'S REPORT

Ms. Brook presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

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 TAX ASSESSOR/COLLECTOR

The Board conducted a consultant review of the tax assessor/collector.

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. The Directors will review the final budget.
3. Operator will gather invoices regarding damages caused by Ezee Fiber and will submit for reimbursement.
4. Director Bugyi will obtain proposals for Reflection Park.

LIST OF ATTACHMENTS TO MINUTES

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