

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

March 11, 2026

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 11th day of March, 2026, 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 Spencer Day of Masterson Advisors; Jolie Craft of Vogler & Spencer Engineering, Inc. ("V&S"); Patty Rodriguez of Bob Leared Interests, Inc.; Jennifer Gruver of District Data Services, Inc.; Clay Brandenburg and Randy Davila of Inframark Water & Infrastructure Services ("Inframark"); and Christina Miller and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the February 11, 2026, regular meeting. After review and discussion, Director Gallagher moved to approve the minutes, 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 public comments, Director Bugyi moved to the next agenda item.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. Miller stated that the District's current insurance policy expires June 1, 2026, and a renewal contract will be presented at a future meeting.

## 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. Following review and discussion, Director Pugh moved to approve the bookkeeper's report and authorize payment of the District's bills. Director Gallagher seconded the motion, which passed unanimously.

## RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Day presented and reviewed a tax exemptions analysis with the Board, a copy of which is attached. The Board considered adopting a Resolution Concerning Exemption from Taxation (the "Resolution"). Ms. Miller 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 \$15,000 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 Miller seconded the motion, which passed 4 to 1 with Director Rimpela voting against the motion.

## 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. She reviewed 2021 delinquent taxes and requested approval to write off the accounts in the amount of \$323.46. After review and discussion, Director Gallagher moved to approve the tax assessor/collector's report and payment of the tax bills, including writing off the recommended delinquent tax accounts. Director Rimpela seconded the motion, which passed unanimously.

## REPORT ON LIST OF COMMERCIAL BUSINESSES WITHIN THE DISTRICT

Ms. Rodriguez provided an update on this item.

## REVIEW CRITICAL LOAD SPREADSHEET

Ms. Miller reviewed the Critical Load Spreadsheet for the District's facilities. She stated that the District's engineer, bookkeeper, and operator have reviewed the Critical Load Spreadsheet. Following review and discussion, Director Pugh moved to authorize filing of the Critical Load Spreadsheet. Director Gallagher seconded the motion, which passed unanimously.

## APPROVE AND AUTHORIZE OPERATOR TO FILE WATER LOSS AUDIT

Ms. Miller stated that all retail public water suppliers are required to submit to the Texas Water Development Board a water loss audit once every five years. She said the next scheduled audit is for the year 2025 and is due by May 1, 2026. After review and discussion, Director Gallagher moved to approve the Water Loss Audit, direct that the audit be filed appropriately and retained in the District's official records and authorize the District's Operator to submit the audit to the Texas Water Development Board. Director Rimpela seconded the motion, which passed unanimously.

## ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

Ms. Miller reported that the District is required to review the District's Drought Contingency Plan annually. Mr. Davila had no recommended changes and the Board concurred that no changes need to be made at this time.

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

The Board 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 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; and (2) 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.

## 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 6 sanitary sewer rehabilitation, as detailed in the report.

Ms. Craft stated the next water well testing is scheduled for February 2026.

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

Ms. Craft updated the Board on the Capital Improvements Plan.

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 has begun replacing several areas of pavement on and near Vineyard Drive.

Ms. Craft stated that illegal dumping on the property beyond the Parkman Drive dead end was reported to Harris County Environmental Public Health.

Following review and discussion, Director Gallagher 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

Director Bugyi discussed Reflection Park matters with the Board.

## ATTORNEY'S REPORT

The Board discussed additional Chelford City Regional Wastewater Treatment Plant matters.

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

There was no discussion on this item.

2026 DIRECTORS ELECTION

Ms. Miller discussed procedures related to the 2026 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received three candidate applications for the three director positions for the May 2, 2026, Directors Election.

Ms. Miller presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office (the "Order Cancelling") stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, David Bugyi, Michelle Miller, and Lynea Gallagher, are declared elected to office to serve from the May 2, 2026, Directors election until the May 4, 2030, Directors Election. She reviewed the posting requirements for the Order Cancelling.

Following review and discussion, Director Gallagher moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors; (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office, authorize the Secretary's agent to post the Order Cancelling, as required; and (3) direct that the Certificate and Order Cancelling be filed appropriately and retained in the District's official records. Director Rimpela 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 confirm certain account numbers in the bookkeeping report.
2. ABHR will continue to monitor when the state of Texas provides guidance on cybersecurity and AI training.
3. Director Bugyi will obtain proposals for Reflection Park.

LIST OF ATTACHMENTS TO MINUTES

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