

MINUTES OF MEETING
OF
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53
OF HARRIS COUNTY, TEXAS

June 13, 2023

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 53 (the "District") of Harris County, Texas, met in regular session, open to the public, on the 13th day of June, 2023, at a designated meeting place outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Judy Grant	President
Andre Bradley	Vice President
Drew Fontenette	Secretary/Treasurer
Kristine Johnstone	Assistant Vice President
Peter Mitchell	Assistant Secretary/Treasurer

and all of the said persons were present, except Director Johnstone, thus constituting a quorum.

Also attending the meeting were Billy Allen and Pat Gray of Harris County Fresh Water Supply District No. 51 ("FWSD No. 51"); Jaime Salinas of Huitt-Zollars, Inc.; Darrell Hawthorne of Municipal Accounts & Consulting, L.P. ("Municipal Accounts"); Brenda McLaughlin of Bob Leared Interests; Perry Miller of Champions Hydro-Lawn; Stephanie Villanueva of Harris County Precinct One; Hayward Babin; and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

President Grant noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board first considered approving the minutes of the May 9, 2023, meeting. Upon motion by Director Fontenette, seconded by Director Bradley, and after full discussion, the Board voted unanimously to approve the minutes as presented, and to authorize execution by the Secretary/Treasurer, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public.

Ms. Villanueva presented a community survey from the Precinct One Policy Team regarding future initiatives and programs. She requested assistance from the Board in circulating the survey in order to increase participation and community feedback. Mr. Babin queried on road maintenance matters and precinct jurisdiction. Ms. Villanueva took Mr. Babin's contact information and advised that she would look into it and contact him. President Grant thanked Ms. Villanueva for her presentation and stated that the District is always ready to assist Precinct One.

Streetlight matters

Mr. Babin discussed the possibility of upgrading streetlights within the District by replacing all bulbs with LED bulbs. He stated that he has contacted CenterPoint and was told that LED bulb procurement and installation by CenterPoint is available at no cost to the District, but the District would

have to authorize the request. He asked that the Board consider upgrade and related authorization. President Grant requested that Mr. Kuhl and Mr. Allen review the request and that possible action would be considered at a future meeting. The Board thanked Mr. Babin for his efforts.

BOOKKEEPING REPORT

Review Account and Fund Activity Statements, Budget Comparison, and Investment Transactions

Mr. Hawthorne reviewed with the Board the Bookkeeping Report and answered questions. He also reviewed an unclaimed property report. Upon motion by Director Fontenette, seconded by Director Mitchell, and after review and full discussion of the bills and corresponding checks, the Board voted unanimously to approve the Bookkeeping Report, and to pay the bills as presented.

AWBD CONFERENCE PARTICIPATION

The Board then discussed Association of Water Board Directors ("AWBD") conference participation. Mr. Hawthorne noted that expense projections and a budget for the AWBD summer conference were presented and approved at the last meeting. The Board discussed attendance at the conference.

TAX ASSESSOR/COLLECTOR REPORT

Review Tax Receipt and Disbursement Statements

The Board then received the Tax Assessor/Collector's Report. Ms. McLaughlin reviewed with the Board the tax report, advising that approximately 97% of the 2022 taxes have been collected. She also advised that a preliminary value from Harris Central Appraisal District ("HCAD") indicates approximately \$1.3 billion for the upcoming tax cycle.

Upon motion by Director Fontenette, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to approve the Tax Assessor/Collector Report, and to pay the tax bills as presented.

ENGINEERING REPORT

The Board next reviewed the Engineering Report.

Review General Report

Mr. Salinas advised that the water accountability for May was approximately 95%, putting the annual at 89%.

Sanitary sewer cleaning and televising [Sterling Green South, Phase 2]

Mr. Salinas reviewed progress on the Phase 2 sanitary sewer cleaning and televising in Sterling Green South. He advised that the project is substantially complete, and the contractor is preparing a findings report on the related sanitary sewer lines and manholes.

Sidewalk replacement project – Phase 3

Mr. Salinas then reviewed progress of the Phase 3 sidewalk replacement project. He advised that the project is complete.

Mr. Salinas also reviewed Pay Estimate No. 4 and Final in the amount of \$5,087.25 to Macer Xpress, LLC, along with a recommendation for payment.

Mr. Salinas then reviewed an Engineer's Certificate of Completion and recommended that the Board approve the Certificate of Acceptance.

Tenderden Lift Station

Mr. Salinas then discussed advertising and bid matters for the the proposed Tenderden Lift Station Rehabilitation. He advised that the District received two bids for the project. He reviewed the low bid tabulation noting a total bid of \$491,000 from Sustanite Support Services, LLC. He advised that the low bid is significantly higher than the preliminary construction cost estimate of \$250,000.

Discussion ensued regarding the immediate need for improvements, facility conditions, and costs to repair rather than replace. After full discussion, the Board instructed that all bids be rejected and that the project be reconsidered at a later date.

Dell Dale Street sidewalk improvements

Mr. Salinas then discussed a reimbursement agreement with Harris County pertaining to possible sidewalk improvements to be constructed by the County. He advised that the total approximate cost for improvements is \$23,908.50.

Request for Record Drawings

Mr. Salinas advised that he received a request for Record Drawings of District utilities along the HL&P Corridor. The Board expressed no objection to releasing the requested information.

Upon motion by Director Fontenette, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to approve the Project & Engineering report, including 1) approval of Pay Estimate No. 4 and Final to Macer Express, LLC, and the related Certificate of Acceptance, as recommended, and 2) approval of the reimbursement agreement with Harris County for the sidewalk improvements, as presented.

OPERATIONS & MAINTENANCE REPORT

The Board next received the Operations Report. Mr. Gray reviewed operations matters for the month, noting that it has been a relatively normal operating month.

Delinquent Utility Bills

Mr. Gray advised that customers appearing on the termination list were given proper notice and the opportunity to be heard in order to explain, contest, or correct the utility service bill and show reason why utility service should not be terminated for reason of nonpayment, all as required by the District's Rate Order. After discussion, Director Fontenette moved that since the customers were neither present at the meeting nor presented any written statement on the matter, that service be terminated, except customers denoted with an asterisk as those customers contacted the Operator to schedule payment. Director Mitchell seconded the motion, which passed by unanimous vote.

RECEIVE DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Miller advised that the next major activity will be the fall overseed in October. He noted that mowing is nearly complete and that the facilities and grounds are in good operating condition.

Mr. Miller advised that the Italian trees at Water Plant No. 2 have been replaced, and related landscape work has been completed. He advised that the new trees look good and carry a one-year warranty. President Grant noted that she has already received several compliments from residents of the District, and thanked Mr. Miller and his team for their hard work.

The Board took the report under advisement.

REPORT ON NORTH CHANNEL WATER AUTHORITY

The next item on the agenda was to receive a report on the NCWA. Mr. Salinas reviewed with the Board a memorandum summarizing the NCWA meeting of May 8, 2023.

The Board took the NCWA report under advisement.

CONSIDER ADJOURNMENT

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




Secretary/Treasurer, Board of Directors