

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

July 11, 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 11th day of July, 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, 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; 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 June 13, 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.

Mr. Babin requested an update on his prior inquiry about upgrading streetlights within the District by replacing bulbs with LED bulbs and for adding an additional streetlight to a specified cul-de-sac. President Grant advised that these items are set for deliberation under Agenda Item 8(c) and that the Board would consider them now.

Streetlight upgrades

The Board again discussed Mr. Babin's request. Mr. Kuhl then reviewed two letter agreements from Centerpoint for LED bulb replacement and an additional streetlight. Upon motion by Director Fontenette, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to authorize the Operator to 1) execute and submit to Centerpoint the letter agreements presented, and 2) going forward, to administer all streetlight service and installation matters not exceeding \$5,000.

There were no further comments or questions from the public.

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. Upon motion by Director Bradley, 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.

Adopt Amended Order Concerning Fees of Office and Expenses

The next item on the agenda was to adopt an Amended Order Adopting Fees of Office and Expenses [GO 2023-9]. Mr. Kuhl reviewed recent legislative changes to Section 49.060, Water Code, pertaining to fees of office. The Board discussed the changes and determined to update its Order to correspond to the changes, effective on the effective date of the legislation. Upon motion by Director Bradley, seconded by Director Mitchell and after full discussion, the Board voted unanimously to adopt an amended Order Adopting Fees of Office and Expenses as discussed.

ASSOCIATION OF WATER BOARD DIRECTORS MATTERS

AWBD Attendance Matters

Mr. Hawthorne then reviewed the status of verified statements from Directors who attended the AWBD summer conference and advised that all necessary documents and receipts have been received. The Board noted that there were no extraordinary expenses in connection with AWBD attendance.

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 reviewed projected assessed values for 2023. She and Mr. Kuhl then discussed possible impact to the District of business appraisal caps.

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

Approve Amendment No. Thirty-Six to the Information Form

The Board then considered the approval of Amendment Number Forty-Nine to the Information Form. Mr. Kuhl advised that new legislation requires that the District update the text of its Notice to Purchasers form. He noted the form is contained in the District's Information Form, which is required to be filed in the Harris County Real Property Records and with the TCEQ. Upon motion by Director Bradley, seconded by Director Fontenette, and after full discussion, the Board voted unanimously to approve and have filed Amendment Number Forty-Nine to the Information Form as presented.

ENGINEERING REPORT

The Board next reviewed the Engineering Report.

Review General Report

Mr. Salinas first advised that water accountability for the month of June was approximately 75%, putting the annual at 88%.

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

Mr. Salinas then 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.

Dell Dale Street sidewalk improvements

Mr. Salinas advised that the Harris County contractor has started the sidewalk project and that he will coordinate facilities adjustments as needed.

Upon motion by Director Fontenette, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the Project & Engineering report.

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. Salinas reviewed information from Champions Hydro-Lawn, advising that mowing is nearly complete and that the facilities and grounds are in good operating condition.

The Board took the information 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 June 12, 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