

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

August 13, 2024

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 August, 2024, 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; Perry Miller of Champions Hydro-Lawn; 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 11, 2024, meeting. Upon motion by Director Fontenette, seconded by Director Johnstone, 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. There were no 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 Reports for the months of June and July and answered questions. He also reviewed the quarterly investment report for the period ended May 31, 2024.

Upon motion by Director Fontenette, seconded by Director Bradley, and after review and full discussion of the bills and corresponding checks, the Board voted unanimously to approve the Bookkeeping Reports, and to pay the bills as presented.

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 97.6% of the 2023 taxes have been collected. She also advised that the 2024 assessed values should be ready for the next meeting.

Upon motion by Director Mitchell, seconded by Director Fontenette, 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 first advised that water accountability for the month of July was approximately 63%, putting the annual at 63%. He noted the lower accountability results from continued use of the water interconnect and that the percentage will recover once off.

Dell Dale Street sidewalk improvements

Mr. Salinas then provided an update on the Dell Dale sidewalk improvements underway by Harris County, noting that the work within the District is substantially complete. He advised that a balance-due invoice for any remaining facilities adjustments will be prepared once the project is finally inspected and fully complete.

Tenderden Lift Station Improvements

Mr. Salinas then reviewed progress on the Tenderden Lift Station improvements to date. He advised that the contractor is waiting for materials to be delivered, with an estimated delivery date in October. Upon delivery of materials, the project is estimated to take approximately 3 weeks to complete.

TXDOT – Beltway 8

Mr. Salinas then advised that TXDOT engineers have requested record drawings for public utilities that cross Beltway 8 for proposed improvements to main lanes. He noted the improvements may impact 2 District waterlines and 1 sewer line. He further noted that TXDOT has not started design yet and whether any line adjustments will be needed is not determinable at this point. The Board expressed no objection to releasing the requested information.

Suite Build-Out – Wallisville at Dell Dale

Mr. Salinas then discussed construction plans that H-Z has received for the project. He advised that H-Z has reviewed the plans and provided comments.

Water Conservation and Emergency Water Demand Management Plan

Mr. Salinas presented the updated Plan. He advised that the Plan has been revised to include current historical water use, service connections, population, and operating costs. He advised that the District will continue with replacement of water meters once they reach one million gallons, continue to provide educational material to residents regarding water conservation, and continue to repair damaged waterlines.

Upon motion by Director Fontenette, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the Water Conservation and Emergency Water Demand Management Plan and to authorize finalization and submission by the Engineer to TCEQ.

Review CIP

Mr. Salinas then discussed with the Board the current CIP budget and the status and development of projects. He noted that no changes to the CIP are needed at this time, and that he continues to review possible updates.

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 reported on operations within the District, including repairs to District facilities during the preceding month and continuing use and timing for the water interconnect. He discussed the impact of recent storms, noting the District's facilities performed well.

Upon motion by Director Fontenette, seconded by Director Bradley, and after full discussion, the Board voted unanimously to approve the Operations & Maintenance report.

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 Bradley seconded the motion, which passed by unanimous vote.

RECEIVE DETENTION AND DRAINAGE FACILITIES REPORT

The next item on the agenda was to receive the detention and drainage facilities report [Champions Hydro-Lawn]. Mr. Miller advised that the next major event is the fall over-seed in October.

Mr. Miller also updated the Board on storm clean-up and mowing work at the ponds, water plants, and Wallisville.

Mr. Miller then advised that the Black Rock Water Plant trees are leaning slightly due to the recent storms, and that they will be realigned shortly.

Upon motion by Director Fontenette, seconded by Director Bradley, and after full discussion, the Board voted unanimously to approve the Detention and Drainage Facilities Report.

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 10, 2024. He noted the July meeting was cancelled. He also updated the Board on NCWA projects.

The Board took the NCWA report under advisement.

RESOLUTION DESIGNATING OFFICES AND MEETING PLACES

The next item on the agenda was to approve a Resolution Designating Offices and Meeting Places (GR 2024-1). Mr. Kuhl reviewed the Resolution which provides for an additional administrative office and meeting place of the Board outside the boundaries of the District. He advised the Resolution is needed to accommodate SKLaw's new office location at 1330 Post Oak Boulevard, Houston, Texas.

Upon motion by Director Fontenette, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to approve the Resolution Designating Offices and Meeting Places (GR 2024-1).

CONSIDER ADJOURNMENT

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



Secretary/Treasurer, Board of Directors