

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61**  
**Minutes of Meeting of Board of Directors**  
**April 23, 2024**

The Board of Directors of Harris County Municipal Utility District No. 61 met at 1825 N. Mason Road, Katy, Harris County, Texas 77449 on April 23, 2024, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Wheeler BeMent, President  
Billy Lowery, Vice-President  
W.R. Lusby, Secretary  
Floyd J. Ball, Assistant Secretary  
William Evans, Director

And all of said persons were present, thus constituting a quorum.

Also present were Anna Hunter of A&S Engineers, Inc. (“A&S”); Lonnie Wright and Claudia Garza of Municipal Operations & Consulting, Inc. (“MOC”); Vanessa Hernandez of Myrtle Cruz, Inc.; Autumn Clark of Wheeler & Associates, Inc.; Evan Martinez of First Erosion Environment Controls (“FEEC”); Deputy Key of Harris County Sheriff’s Office (“HCSO”); and David Marks and Jacquelyn Goodwin of Marks Richardson PC (“MRPC”).

The President called the meeting to order.

As the first order of business, the Board considered comments from members of the public. No one present signed up to address the Board.

The Board next deferred recessing into Executive Session to discuss real property matters pursuant to §551.072, Texas Government Code and consult with the District’s attorney regarding pending or contemplated litigation or a settlement offer pursuant to §551.071, Texas Government Code.

The Board next considered approval of the minutes of the Board of Directors meeting held on March 26, 2024. After discussion, Director BeMent made a motion to approve the minutes of the meeting held on March 26, 2024, as presented. Director Lowery seconded the motion, which unanimously carried.

The Board next considered a report relative to security patrol services provided by the Harris County Sheriff’s Office. Director Lowery reported on activity in the District for the month of March. He stated that Deputy Owens is leaving the District’s contract and the HCSO will find a replacement. Deputy Key stated that he has noticed a decrease in traffic during the evening hours and believes it is due to the HCSO presence. He stated that the flock cameras have been helpful in solving crimes in the District.

The Board next considered a report from FEEC relative to mowing and detention pond maintenance within the District. Mr. Martinez presented the attached report and reviewed same with the Board. He then presented a proposal in the amount of \$275.00 for tree trimming at the light pole at Colonial Park and a proposal in the amount of \$6,125 for installation of an additional

trash receptacle at Colonial Park. After discussion, Director BeMent made a motion to approve the proposal in the amount of \$275 for tree trimming at the light pole at Colonial Park. Director Ball seconded the motion, which unanimously carried. The Board deferred action on the proposal in the amount of \$6,125 for the installation of an additional trash receptacle at Colonial Park.

The Board next deferred a discussion of the District's parks.

The Board next considered the status of surface water issues and the West Harris County Regional Water Authority ("WHCRWA"). Director Evans stated that there was nothing new to report.

The Board next considered the financial and investment reports and invoices presented for payment. Ms. Hernandez reviewed the attached bookkeeping reports, investment inventory reports and bills for payment with the Board. After review and discussion, Director Evans made a motion to approve the reports and authorize the disbursements identified therein, including additional check nos. 2070 through 2072, inclusive. Director Lowery seconded the motion, which unanimously carried.

The Board next considered the status of collection of taxes. Ms. Clark reviewed the attached tax assessor's report and the delinquent tax roll for the month of March. She noted that 97.99% of the District's 2023 taxes had been collected through March 31, 2024. After review and discussion of the reports, Director BeMent made a motion to approve the reports and authorize the disbursements identified therein. Director Lowery seconded the motion, which unanimously carried.

There was next a discussion regarding the status of the District's delinquent tax accounts. The Board reviewed the attached Delinquent Collections Listing as of March 31, 2024. The Board next reviewed the attached report dated April 23, 2024, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

Ms. Goodwin next advised the Board that pursuant to Section 33.07 of the Tax Code, as amended, the Board is authorized to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due to the District on July 1 on taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, Director Evans made a motion to adopt the attached Resolution Authorizing Additional Penalty on Delinquent Taxes. Director Lowery seconded the motion, which unanimously carried.

The Board next considered authorizing the design, advertisement for bids and/or award of construction contracts, status of construction contracts previously awarded and acceptance of sites and easements.

The Board next considered authorizing the preparation of plans for construction of Water Plant No. 2. Ms. Hunter reported that the Job Assignment Proposal will be presented to the Board at the next meeting.

The Board next considered approval of plans for the modifications of the Franz Road Sheet Flow Road Adjustments. Ms. Hunter stated that A&S is addressing comments received from Harris County.

The Board next considered the acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District. No one present had anything new to report.

The Board next considered the status of storm water quality permits. Ms. Hunter stated that the storm water quality permits are all up to date.

The Board next considered the status of the HEB development. Ms. Hunter stated that A&S is awaiting execution of the water line easements before providing the no objection letter.

The Board next considered the status of the C-Store development at 21826 Franz Road, including the acceptance of a Water Line Easement and Utility Easement. Ms. Hunter stated that A&S provided the executed easement documents from the owner to MRPC. After discussion, Director BeMent made a motion to accept the Water Line Easement (0.0716 acres) and Utility Easement (0.0810 acres) from Swift Franz Pro, LLC to the District, and to authorize the President to execute same on behalf of the Board and the District. Director Lowery seconded the motion, which unanimously carried.

The Board next discussed the WHCRWA water line easement acquisition. Ms. Hunter reported that there was nothing new to report.

The Board next considered the issuance of utility commitments. Ms. Hunter reported that A&S received a utility request from Golbow located at 2014 North Mason Road for an out-of-district service contract. She stated that Golbow is leasing 1.5 acres to a battery manufacturing company. The Board requested that A&S obtain more information for the Board's review at next month's meeting.

The Board next considered authorizing A&S to prepare a feasibility study relative to a request from Dhanani/Burger Bodega for annexation into the District. Ms. Hunter stated that A&S has not received an application for service yet. She recommended that the Board authorize A&S to draft a feasibility study for Burger Bodega for the Board's review. After discussion, Director Ball made a motion to authorize A&S to draft a feasibility study for Burger Bodega for the Board's review. Director Evans seconded the motion, which unanimously carried.

The Board next considered a report on the District's water, sanitary sewer, and storm sewer systems for the month of March. Mr. Wright reported that the District accounted for 93% of the water pumped during the month of March and that MOC operated the District's facilities in compliance with their respective permits.

Mr. Wright reported that MOC discovered a major leak in the meter vaults. He then presented a photo of the leak and discussed same with the Board. He stated that the leak has been repaired and is hoping the accountability will improve as a result.

Mr. Wright reported that MOC installed one-inch (1") electronic meters in place of direct read meters for the Williamsburg Settlement Maintenance Association.

Mr. Wright then presented the Well Meter report and reviewed same with the Board.

Mr. Wright presented a quote from Accurate Meter Supply in the amount of \$65,565 for the replacement of the current meters in the District that are not electronic with electronic meters. The Board requested that an item be added to the agenda for the next meeting to consider same.

The Board next considered the report on the regional sewage treatment plant, including compliance with the wastewater discharge permit. Mr. Wright stated that MOC operated the facilities in compliance with the plant permit, and the plant operated at 50% of capacity for the month of March.

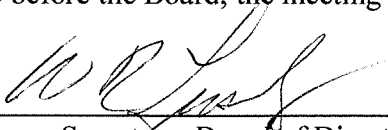
The Board next considered authorizing the Operator to prepare the Consumer Confidence Report. After discussion, Director BeMent made a motion to authorize the operator to prepare a draft Consumer Confidence Report for review by the Board. Director Ball seconded the motion, which carried unanimously.

The Board next entered into Executive Session at 6:39 p.m. to discuss real property matters pursuant to §551.072, Texas Government Code. The Board returned from executive session at 6:55 p.m.

The Board next deferred a discussion regarding the status of acquisition of a site for Water Plant No. 2.

The Board next considered matters for possible placement on future agendas. The Board requested that an item be added to the agenda for the next meeting to: 1) consider approval of proposal for trash can replacement, and 2) approval of proposal for meter replacement by Accurate Meter.

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

  
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Secretary, Board of Directors

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS  
April 23, 2024

1. FEEC
2. Bookkeeper's Report
3. Tax Assessor-Collector's Report
4. Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
5. Delinquent Tax Report
6. Engineer's Report with related correspondence
7. Operations Report and related correspondence