

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61
Minutes of Meeting of Board of Directors
May 28, 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 May 28, 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 Jonathan Liu of A&S Engineers, Inc. (“A&S”); Lonnie Wright and Claudia Garza of Municipal Operations & Consulting, Inc. (“MOC”); Vanessa Hernandez of Myrtle Cruz, Inc.; Ashlie Whittimore of Wheeler & Associates, Inc.; Evan Martinez of First Erosion Environment Controls (“FEEC”); 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 considered approval of the minutes of the Board of Directors meeting held on April 23, 2024. After discussion, Director Ball made a motion to approve the minutes of the meeting held on April 23, 2024, as presented. Director Evans seconded the motion, which unanimously carried.

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 \$1,642.20 for the purchase and installation of an additional trash receptacle at Colonial Park. After discussion, Director BeMent made a motion to approve the proposal in the amount of \$1,642.20 for the purchase and installation of an additional trash receptacle at Colonial Park. Director Evans seconded the motion, which unanimously carried.

The Board next considered a discussion of the District’s parks. The Board noted that the parks look well maintained.

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 Ball made a motion to approve the reports and authorize the disbursements identified therein, including additional check no. 2108. Director Lowery seconded the motion, which unanimously carried.

The Board next considered the status of collection of taxes. Ms. Whittemore reviewed the attached tax assessor's report and the delinquent tax roll for the month of April. She noted that 98.68% of the District's 2023 taxes had been collected through April 30, 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 April 30, 2024. The Board next reviewed the attached report dated May 28, 2024, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

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. Mr. Liu presented the attached Job Assignment Proposal in the amount of \$956,000 to perform engineering services related to the design, bid and construction phase services for the project. After discussion, Director BeMent made a motion to approve the Job Assignment Proposal in the amount of \$956,000 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 considered approval of plans for the modifications of the Franz Road Sheet Flow Road Adjustments. Mr. Liu stated that A&S continues to work with Harris County for approval of the project. Director Ball then recommended suspending the project as it would not alleviate the flooding issues on Gatwick Road. The Board concurred to suspend the project at this time.

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. Mr. Liu stated that the storm water quality permits are all up to date. He noted that the storm water quality permit for Westside Office Park Detention Pond will expire in June 2024 and A&S will prepare the application for renewal when necessary.

The Board next considered the status of the HEB development. Mr. Liu stated that the easement documents have been provided to the respective owners. He stated that A&S will issue the no objection letter once easements are executed.

The Board next considered the status of the C-Store development at 21826 Franz Road. Mr. Liu stated that the easements are executed and the No Objection letter was provided to the applicant. He requested that the item be removed from the agenda hereafter.

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

The Board next considered the review and approval of a feasibility study relative to a request from Dhanani/Burger Bodega for annexation into the District. Mr. Liu stated that A&S has not yet received an application for service.

The Board next considered the issuance of utility commitments, including the request for utilities to serve the Golbow tract. Mr. Liu reported that A&S requested additional information concerning the proposed battery plant at 2014 N. Mason Road but have not received a response.

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

Mr. Wright next requested that the Board authorize MOC to turn over one (1) delinquent account in the total amount of \$205.67 to Collections Unlimited ("CU"). After discussion, Director Lusby moved to authorize MOC to turn over the one (1) subject account to CU, as set out above. Director Evans seconded the motion, which unanimously carried.

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 51% of capacity for the month of April.

The Board next discussed the possible conversion of District meters, including the solicitation of proposals related to same. 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. After discussion, Director Ball made a motion to approve the quote from Accurate Meter Supply in the amount of \$65,565 for the replacement of current meters to electronic meters. Director Lowery seconded the motion, which unanimously carried.

The Board next considered approval of the Consumer Confidence Report and the authorization of distribution to consumers. After discussion, Director BeMent made a motion to approve the District's Consumer Confidence Report, contingent upon review and approval by MRPC, and to authorize the distribution of same to consumers via URL instead of by mail. 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 April. He stated that Deputy Bueller is the new deputy for the District's contract. He stated that Deputy Bueller made fifty-one (51) traffic stops. He also noted that Deputy Bueller will be the day shift deputy and will be completing the patrol reports. Director Lowery stated that there

was a surge of motor vehicle break-ins within the District and the Flock cameras picked up the suspect's vehicle and the description of the suspect.

The Board next entered into Executive Session at 6:29 p.m. to discuss real property matters pursuant to §551.072, Texas Government Code. The Board returned from executive session at 6:36 p.m.

The Board next considered authorizing action regarding matters related to real property matters pursuant to §551.072, Texas Government Code or pending or contemplated litigation or a settlement offer pursuant to §551.071, Texas Government Code. After discussion, Director Evans made a motion to authorize MRPC to coordinate with National Appraisal Partners, LLP to obtain an appraisal on the proposed Water Plant site, and to authorize the President to execute an engagement letter for National Appraisal Partners, LLP on behalf of the Board and the District. Director Lowery seconded the motion, which unanimously carried.

The Board next considered matters for possible placement on future agendas.

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



Secretary, Board of Directors

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS
May 28, 2024

1. FEEC
2. Bookkeeper's Report
3. Tax Assessor-Collector's Report
4. Delinquent Tax Report
5. Engineer's Report with related correspondence
6. Operations Report and related correspondence